



Waterloo Road, Epsom

The **PERSONAL** Agent



# Guide Price £325,000

## Leasehold

- Modern retirement development
- Over 800 Sq Ft ground floor apartment
- Two double bedrooms
- En suite bathroom & Shower room
- Spacious lounge & separate kitchen
- Direct access to patio area
- Communal gardens & visitors parking
- Moments from High Street & Station
- Onsite warden / site manager
- 24 hr emergency call system

Enjoying a truly convenient location and set within a modern and contemporary development, this generous and well positioned two double bedroom ground floor retirement apartment enjoys over 800 Sq Ft of space and is located within 50 meters of the local shops and 0.2 of a mile from Epsom High Street being offered to the market in very good order.

The spacious accommodation has underfloor heating throughout and comprises of a large welcoming hallway with storage cupboard, spacious living/dining room with door to the private patio area, bright kitchen with window, integrated appliances and ample work space, principal bedroom which enjoys an ensuite bathroom with over bath shower and walk in wardrobe, a further double bedroom which could be utilised as a second reception room if desired and an additional shower room suite which completes the practical layout.

Viewing is strongly advised by vendors' Sole agent.



Wellington Court is an Exclusive Retirement development built by McCarthy and Stone in 2014. The development offers peace of mind living for the over 60s, there is a house manager on site weekday mornings, full 24 hour security system with CCTV to main entrance that links to your TV, full fire detectors and sprinklers. The property also benefits from the opportunity to rent a parking space subject to availability.

There is a stunning home owners lounge (with Wi-fi) with doors to landscaped gardens and seating areas, a kitchen for preparation for coffee mornings and social events. A guest suite for visiting family and friends, communal laundry and scooter charging room.

This over 60's development is very close to the open spaces of the local park and a short drive from the world famous Epsom Downs. And is within easy access of the high street, with the Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property would be a difficult task

indeed.

Epsom is a popular town with plenty of local transport links, located to the south west of London with . Close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold

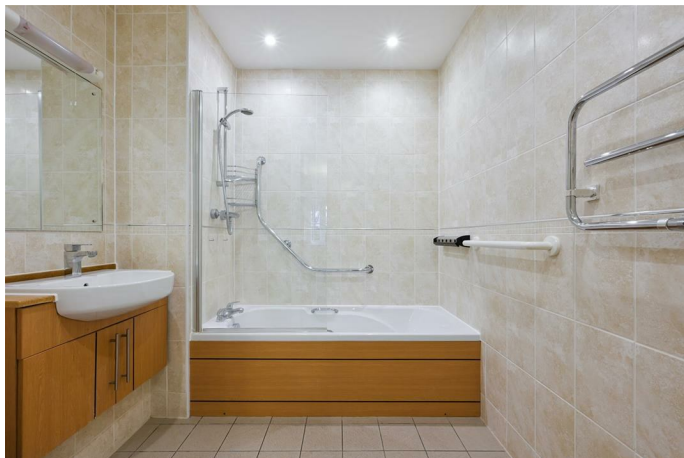
Length of lease (years remaining) - 112

Annual ground rent amount (£) - £595.00

Annual service charge amount (£) - £6680.00

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

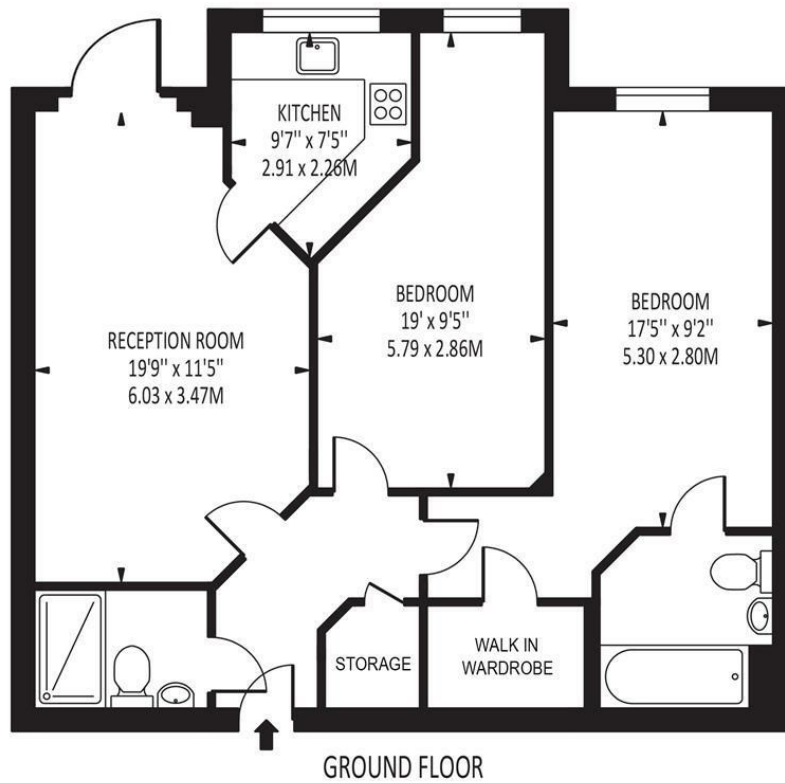






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**Wellington Court**  
Total Area: 808 SQ FT • 75.10 SQ M



Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



