

18 Greenwood Court

7-9 The Parade, Epsom, Surrey, KT18 5DP



**PRICE: Offers in Excess of
£155,000**

Lease: 125 years from 2003

Property Description:

ONE BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR OF THIS RETIREMENT DEVELOPMENT WITH VIEWS OF THE GARDEN

The apartment is situated in the Greenwood Court retirement development. It offers lounge, kitchen, bedroom and bathroom, views over the garden. Greenwood court is based in Epsom, it is near shops, doctors surgery's just across the road, a market which is 2 times a week, hospitals, library, butchers, supermarkets, very central but also a peaceful area to live. Greenwood court has 3 entrances to get to the town which many restaurants and coffee shops, hairdressers, bus stops just around the corner. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

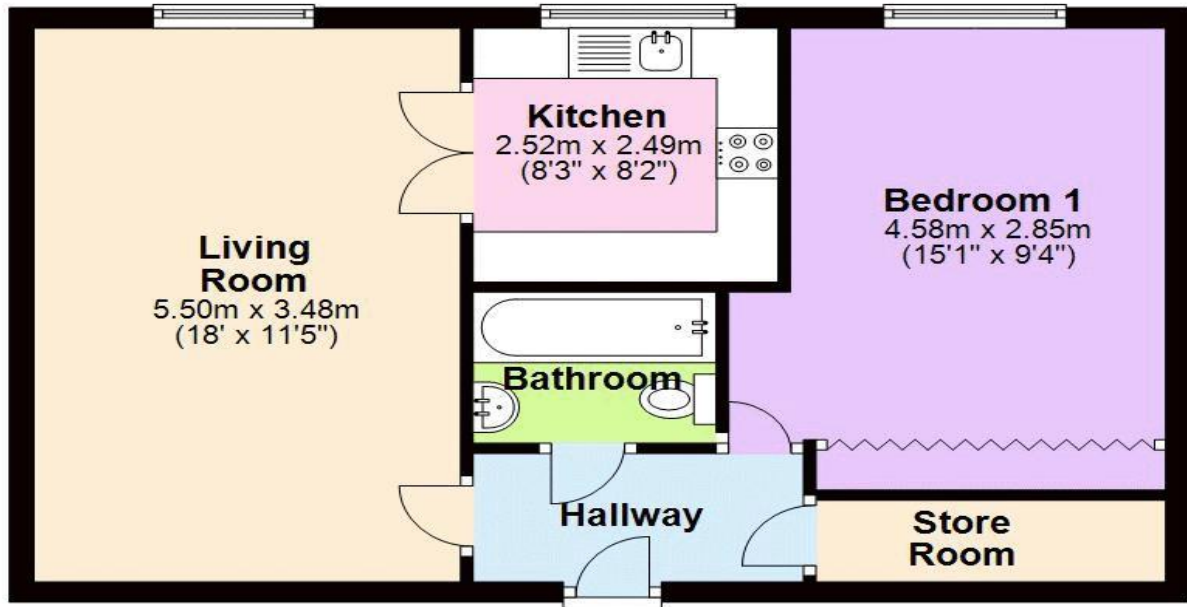
- Communal Laundry Room
- Residents' Lounge and communal Gardens
- Guest Suite and Lift
- Camera Entry System
- 24 Hour Appello call system
- Minimum Age 60 or Couple 60/55
- Development Manager
- Double Glazed Windows
- Lease: 125 years from 2003



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Floor Plan

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 32.8 sq. metres (352.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£365.00

Ground Rent Period Review:

next uplift 2026

Annual Service Charge:

£3,206.74

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.