

## 26 Calverley Court

370/374 Kingston Road, Epsom, Surrey, KT19 0DP



**PRICE: £210,000**

**Lease: 125 years from 2007**

### Property Description:

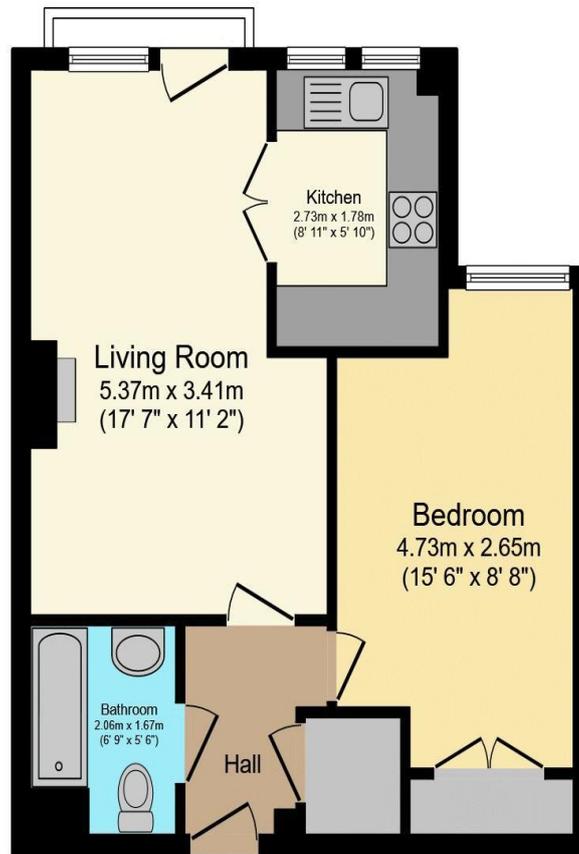
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY OVERLOOKING THE GARDENS**

Calverley Court was built by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms, bathroom and selected apartments have french balconies. It is a condition of purchase residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ Two Residents' lounges
- ❖ Minimum Age 60
- ❖ Development Manager
- ❖ Landscaped gardens and Guest suite for visitors
- ❖ Laundry room and a lift to all floors
- ❖ Security entry system
- ❖ Car park on site
- ❖ Emergency Appello call system
- ❖ Lease: 125 years from 2007



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



Total floor area 43.6 m<sup>2</sup> (469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	84
(69-80)	<b>C</b>		
(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, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**29/02/25**

**Annual Ground Rent:**

**£495.00**

**Ground Rent Period Review:**

**Next Uplift 2030**

**Annual Service Charge:**

**£3329.62**

**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.