

30 Calverley Court, Epsom, Surrey, KT19 0DP



Price: £140,000

Lease: 106 years and 9 months

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

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.

- Residents' lounge
- Minimum Age 60
- Development Manager
- Landscaped gardens and Guest suite

- Laundry room and a lift to all floors
- Security entry system
- Car park on site

- Emergency Appello call system
- Lease: 125 years from 2007
- Service Charge £3,464.44
- Ground Rent £495.00



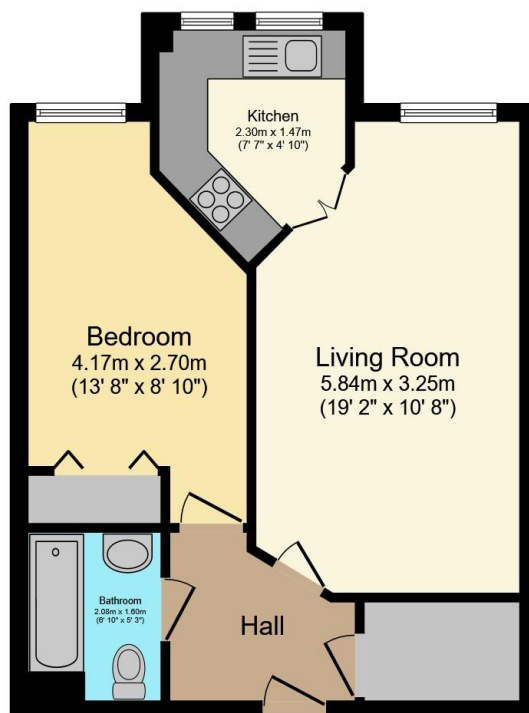
For more details or to make an appointment to view, please contact **Mandy Bolwell**

01425 632218

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Visit us at:

retirementhomesearch.co.uk



Total floor area 45.7 sq.m. (492 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28/02/2026

Annual Ground Rent: £495

Ground Rent Period Review: 2030

Annual Service Charge: £3464.44

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

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