



Badgers Court, The Grove, Epsom, KT17 4JW

welcome to

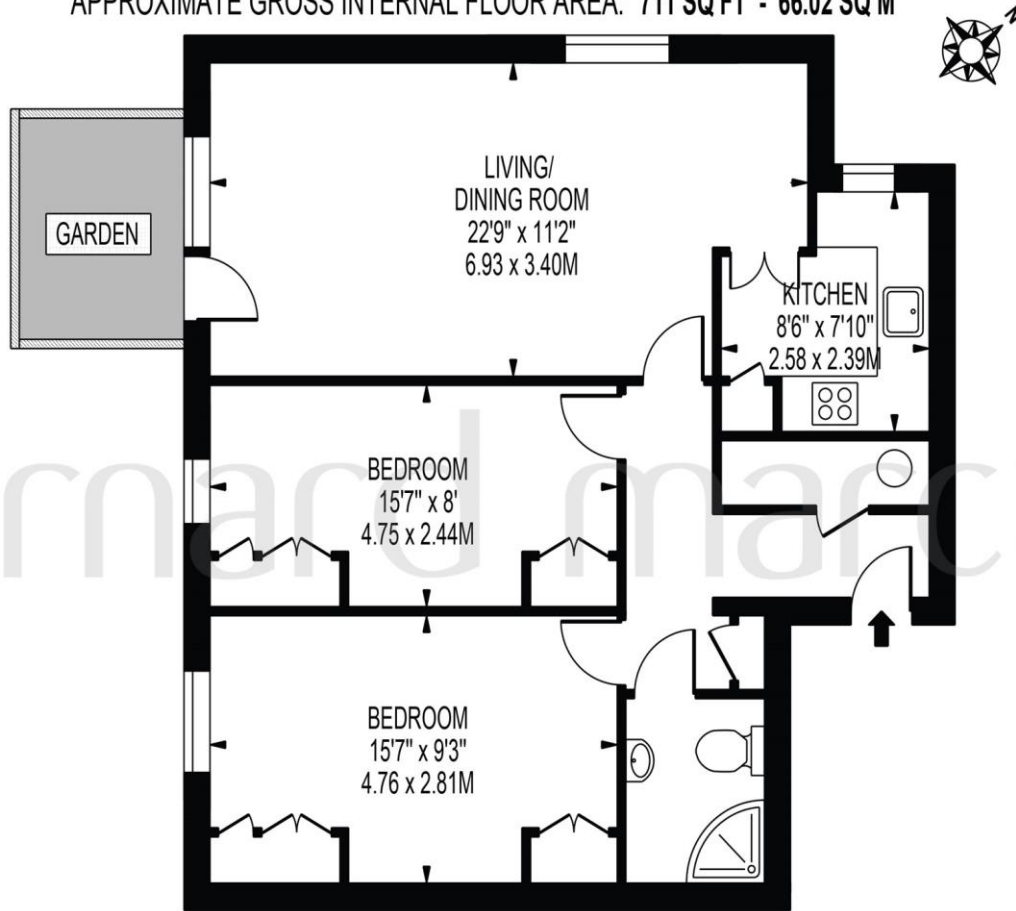
Badgers Court, The Grove, Epsom

Barnard Marcus are delighted to bring to the market this two double bedroom ground floor over 60's retirement home situated in an extremely popular development with a communal garden, private patio, residents parking and NO ONWARD CHAIN



BADGERS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 711 SQ FT - 66.02 SQ M



GROUND FLOOR

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 OR 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.

This fantastic two double bedroom retirement property is offered to the market with no onward chain and is situated in 'The Grove' close to the college area of Epsom.

The property offers two generous double bedrooms, a modern shower room with W.C and basin, a modern kitchen & a spacious lounge / diner with direct access to a private patio that leads on to a communal garden to the rear of the development with laid to lawn. The property has electric fed radiators throughout, plenty of storage, & emergency pull cords.

The property benefits from an in house manager, laundry room, communal lounge, and secure telephone entry system.

There is non-allocated residents parking. Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of parks, cafés, restaurants and pubs available locally.

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- Over 60's Retirement Apartment
- Ground Floor
- Two Double Bedrooms
- Spacious Living Room with Direct Access to Communal Garden
- Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£235,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109323](https://www.barnardmarcus.co.uk/Property/EPS109323)



Property Ref:
EPS109323 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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