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Greenwood Court, The Parade, Epsom, KT18 5DP


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welcome to

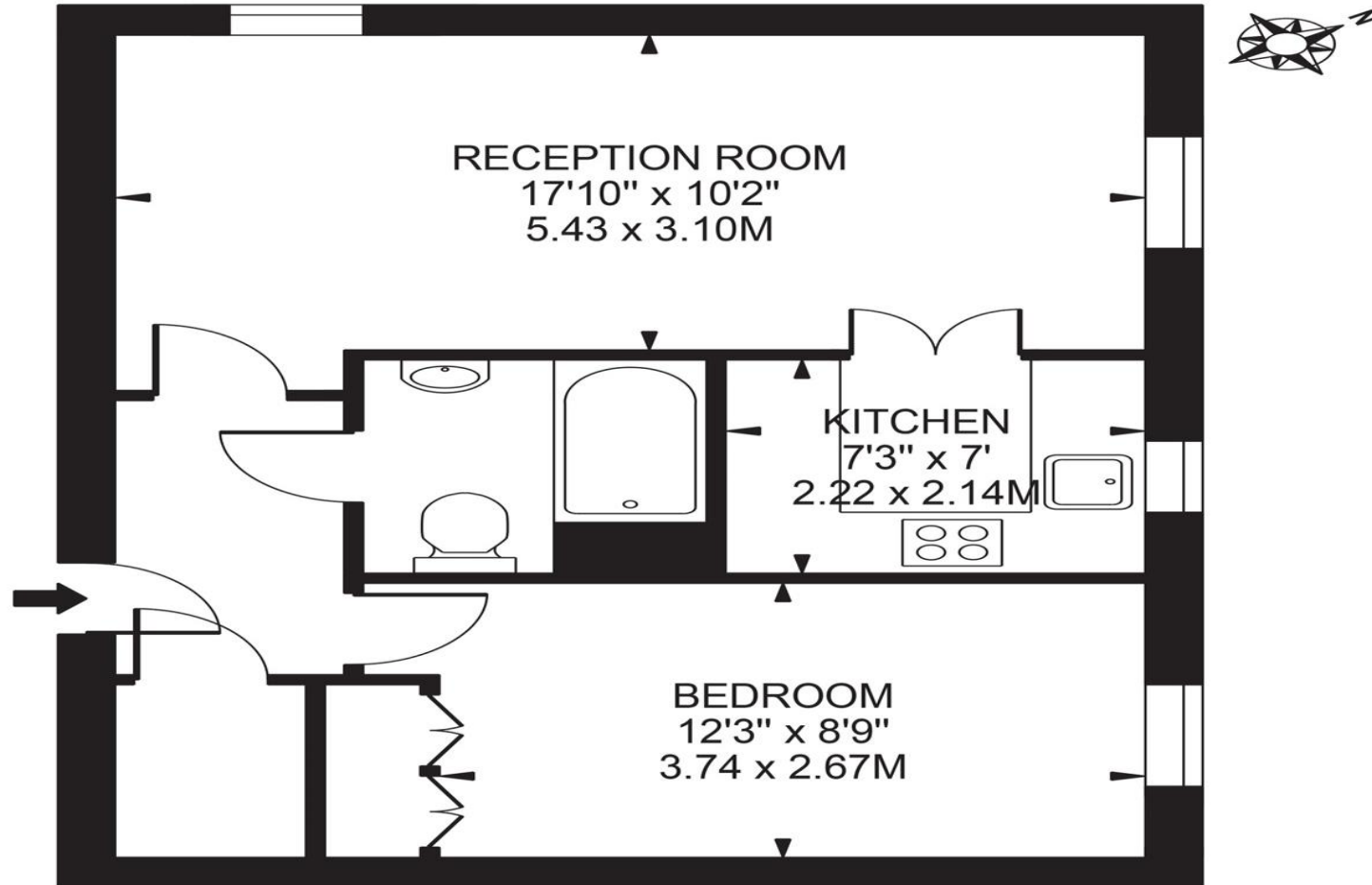
Greenwood Court, The Parade, Epsom

Barnard Marcus are delighted to offer to the market this well maintained over 60's retirement flat set in a popular town centre location with lift access to all floors, no onward chain, & communal garden and lounge



GREENWOOD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 472 SQ FT - 43.87 SQ M



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 one bedroom apartment has been well maintained by the current owners and has a lovely view across the communal gardens, as well as benefiting from an abundance of natural light giving it a bright and airy feel throughout. The property consists of one large double bedroom, bathroom with walk in bath, fitted kitchen with window and a spacious reception room with plenty of storage throughout.

Greenwood Court itself is a fantastic development set on a tree lined cul-de-sac within walking distance to Epsom Town Centre offering plenty of coffee shops, bars, eateries and shops including a covered shopping centre. The development comprises of 35 one and two bedroom apartments, set over 4 floors. The development also benefits from a residents' lounge, laundry room, guest-suite, gardens and a manager, with lift access to all floors.

There is also excellent transport with frequent buses in every direction as well as Epsom Train station with frequent direct trains to London Waterloo, Victoria and London Bridge.

Key Information:

Approximations:

Service Charge: £2,712 Per Annum

Ground Rent: £365 Per Annum

Lease Expiry Date: 1st Feb 2128

Tenure: Leasehold

Council Tax Band: D

EPC Rating: C

Heating Type: All electric

Parking: Unallocated

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Greenwood Court, The Parade, Epsom

- Over 60's Retirement Property
- Town Centre Location
- On Double Bedroom
- Lift Access to All Floors
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS103861](https://www.barnardmarcus.co.uk/Property/EPS103861)



Property Ref:
EPS103861 - 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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