



barnard marcus

**Calverley Court Kingston Road, Epsom KT19 0DP**





**welcome to**

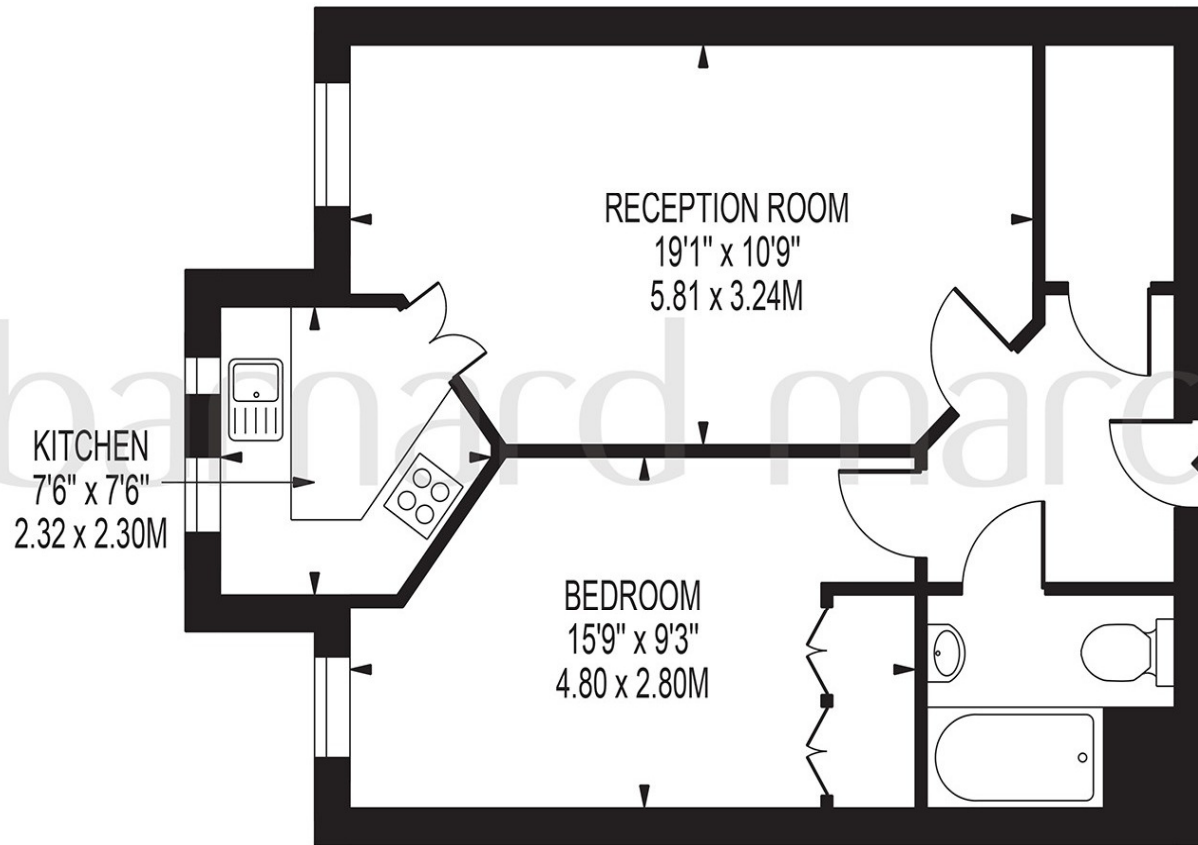
**Calverley Court Kingston Road, Epsom**

Barnard Marcus are delighted to welcome to the market this bright and spacious two bedroom ground floor apartment in the sought after development of Calverley Court, Ewell - exclusively for those aged over 60.



# CALVERLY COURT, KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 482 SQ FT - 44.75 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 spacious property is presented to the market with no-onwards chain and benefits from an abundance of natural light. The apartment is comprised of an entrance hall with access to the bedroom which boasts fitted wardrobes. There is a three-piece bathroom and a superb large reception room. From the reception room, you reach the fitted kitchen with window. The apartment is in excellent condition throughout, with plenty of storage.

Built in 2007, Calverly Court benefits from excellent access both into Kingston, Epsom and the surrounding areas. To the rear of the development there are well tended communal gardens and private parking, with internal facilities including a resident's lounge and separate quiet lounge on the 2nd floor, a laundry room and lift access to all floors. The development also benefits from being part of a wonderful community including a house manager from Monday to Friday. In addition to all these great features, there are additional fully serviced guest rooms available to family & friends that are visiting residents. With so much to offer we really do recommend your earliest viewing to avoid missing out.

welcome to

## Calverley Court Kingston Road, Epsom

- Communal Lounge and Landscaped Communal Gardens
- Long Lease
- In Close Proximity to Transport Links and Amenities
- Bright and Spacious
- No Onwards Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



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Property Ref:  
EWE106769 - 0004

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.



Please note the marker reflects the postcode not the actual property



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