



GREENWOOD COURT THE PARADE EPSOM KT18 5DP

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A very well presented first floor retirement flat in this ever popular town location. The property has the benefit of new carpeting and redecoration throughout and an east facing lounge being double aspect with views over parkland. The property also has the benefit of no onward chain.

Entryphone system. Entrance Hall to Communal Lounge. Stairs and lift to First Floor: front door to Entrance Hall: coved cornice to ceiling, deep useful storage cupboard with shelving. Lounge: double aspect, coved cornice to ceiling, decorative fireplace with inset electric fire, glazed door to Kitchen: comprehensive range of eye level units in light Oak effect with cupboards and drawers below, single stainless steel sink unit with single drainer, four ring electric hob with extractor above and adjacent oven, space for fridge and freezer, walls part tiled, window overlooking park. Bedroom: coved cornice to ceiling, mirrored fronted wardrobes. Bathroom: panel enclosed bath, shower attachment, wash hand basin set in vanity unit, low level w.c., walls fully tiled with matching border, coved cornice to ceiling, shaver point.

Communal lounge. Laundry facilities.

Outside: Well maintained communal gardens.

EPC=B

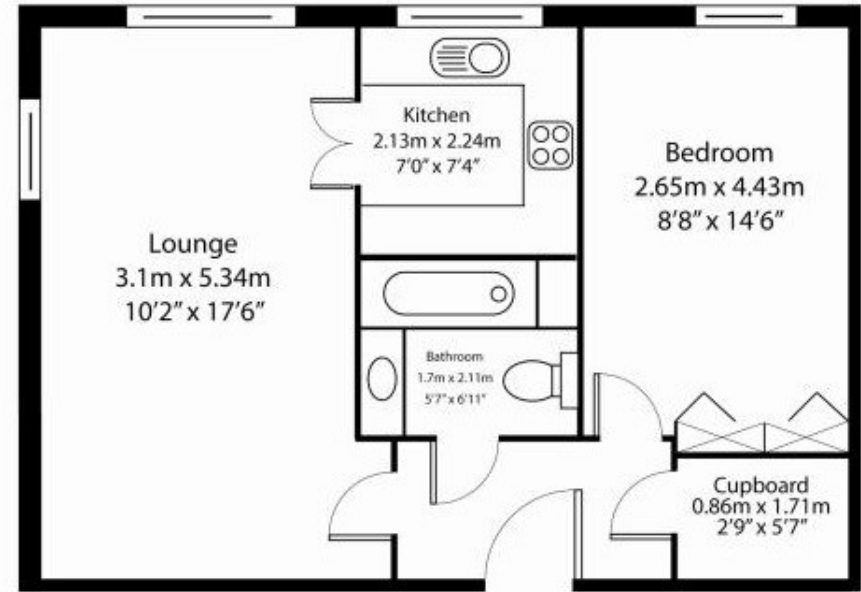
Council Tax: Band D (£2,208.24 for 2024/25)

Lease: 125 Years from February 2003

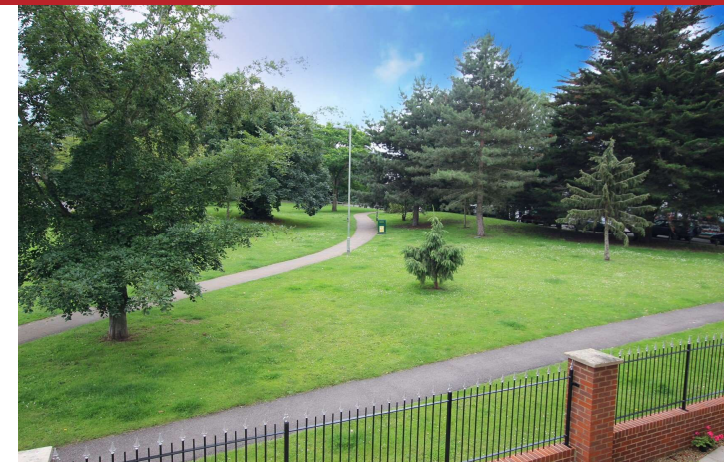
Service/Maintenance Charge: £2,614.00 per annum

Ground Rent: £365.00 per annum

**Asking Price £165,000 Leasehold**



Total Area 43 sq m, 463 sq ft



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.