



130-138 Great Tattenhams

Epsom, KT18 5SF

**Asking price £447,950**

  
**The local agent**  
thelocalagent.co.uk



Stanley Lodge, Flat 16 130-138 Great Tattenhams, Epsom, KT18 5SF

**Asking price £447,950**

Many Owners have taken advantage of these fantastic offers which is why we are bringing our 'Choices' promotion back! No fuss, no nonsense, just a helping hand when you need it most.

Stanley Lodge has a selection of 34 beautifully designed apartments available for the over 60's, with a relaxing Owners' Lounge, Guest Suite and delightful landscaped gardens.

This particular ground floor apartment enjoys a Southerly aspect and a good size lounge/diner with 517sq ft of accommodation with Churchills luxury finishes.

## Property Features

Luxury New Retirement Apartment  
Southerly Aspect  
Ground Floor  
Shower Room  
Kitchen With Built In Appliances  
Built in Storage  
Guest Suite For Friends & Family  
Close To Local Shops  
Health Centre  
Lodge Manager  
24 Hour Call Centre Support System  
Phone Intercom

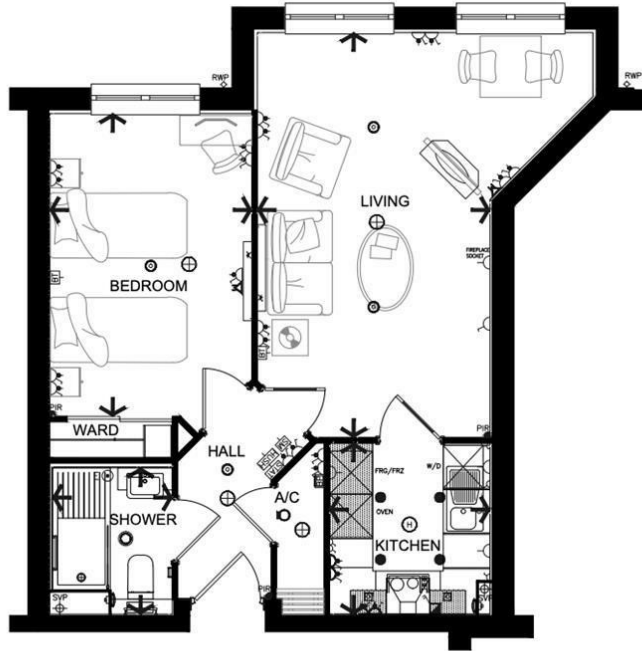
Council Tax Band: E  
Tenure: Leasehold  
EPC Rating:  
Total approximate floor area: 517.00 sq ft

## Location

This stunning development is conveniently located a short distance from Tattenham Corner shops and station and of course the world famous Epsom Downs Racecourse, home of the Epsom Derby. Tattenham Corner has a good selection of amenities including a doctors surgery, library, a co-operative supermarket, restaurants, hairdressers, coffee shops, a chemist, train station and bus routes.



ELECTRICAL LEGEND	
	CEILING LIGHT - PENDANT
	LOW ENERGY FITTING
	CEILING LIGHT - BATTEN HOLDER
	CEILING LIGHT - RECESSED IN FALSE CEILING
	WALL LIGHT
	WALL LIGHT - BATTEN HOLDER
	PELMET LIGHTING
	CABLE OUTLET & JUNCTION BOX
	SWITCHED SPUR WITH NEON INDICATOR LIGHT
	DOUBLE SWITCHED SOCKET OUTLET SET AT 760mm AFL
	DOUBLE SWITCHED SOCKET OUTLET SET AT 1118mm AFL
	SOCKET OUTLET WITH REMOTE FUSED SWITCH FOR FIREPLACE
	COOKER CONTROL UNIT WITH SWITCHED SOCKET OUTLET
	FLEX OUTLET PLATE AND SWITCH
	COMBINED TV & VHF/DAB RADIO AERIAL SOCKET
	ISOLATOR SWITCH
	DOOR BELL
	RADIATOR HEATER
	HEATED TOWEL RAIL
	BT TELEPHONE SOCKET
	COMMUNICATIONS SMART CALL UNIT
	GENERAL THERMOSTAT FOR COMMUNAL HEATING PUMP
	ONE WAY SWITCH
	ONE / TWO WAY ILLUMINATED SWITCH
	COMBINED OPTICAL SMOKE DETECTOR & SOUNDER
	COMMUNICATIONS CALL POINT FOR BATH PANEL
	PASSIVE INFRA-RED DETECTOR
	WALL MOUNTED EXTRACT FAN
	CEILING MOUNTED EXTRACT FAN
	HEAT DETECTOR
	HUSH BUTTON



**Important Notice**  
 This specification is intended for illustration purposes only and may change as a result of our policy of continuous product development. Consequently it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by Order made under the Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or warranty.



GROUND FLOOR PLAN

DATE: / /  
 PRICE: £ , .  
 SIGNATURE:

**APARTMENT 16**

AREA: 517.9 ft<sup>2</sup>  
 48.12 m<sup>2</sup>

measured to finished plasterboard disregarding inner walls



Project Title:  
 Proposed Retirement Living Apartments  
 130-138 Great Tattenhams  
 TATTENHAM CORNER, KT18 5SF

Apartment 16 (Plot 16)

Scale: 1:50 Date: MAR 2020 Drawn: JJC Checked: JJC

Drawing No: CRL:20068TC:316 Revision: -

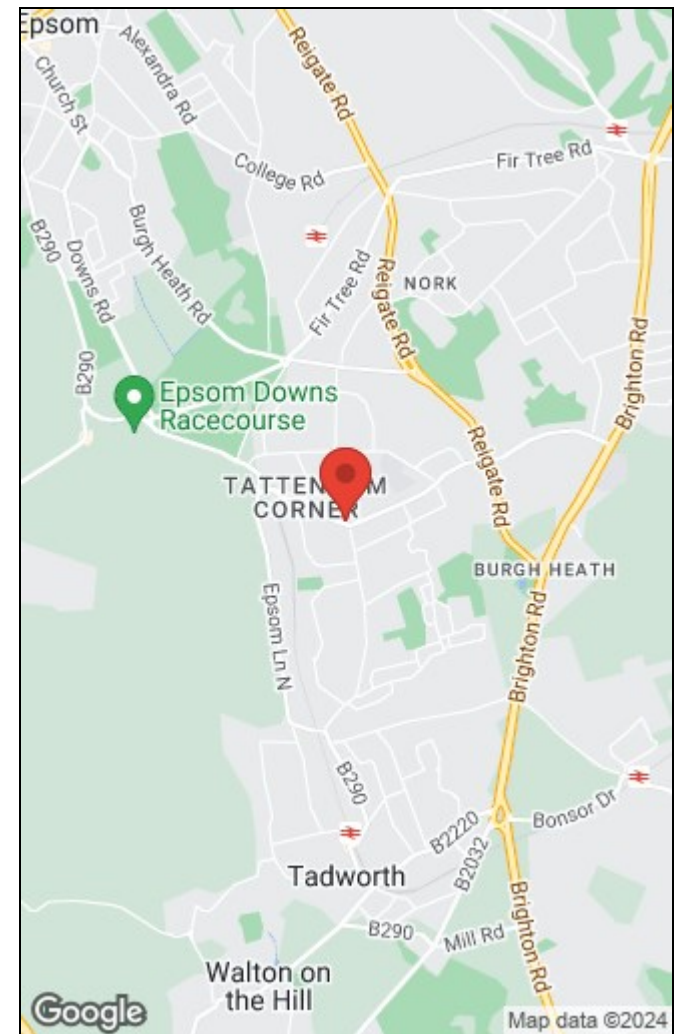
Plot Date:

Room	Width	Length
Living	10'-7" [3235] max	18'-6" [5630] max
Kitchen	7'-4" [2230] max	7'-10" [2380] max
Shower Room	5'-6" [1665] max	6'-8" [2035] max
Bedroom	9'-3" [2810] max	13'-10" [4210] max

Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press, Jan 2009

SALES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk