



Waterloo Road, Epsom

The PERSONAL Agent

Guide Price £325,000

Leasehold

- Modern retirement development
- Over 800 Sq Ft ground floor apartment
- Two double bedrooms
- En suite bathroom & Shower room
- Spacious lounge & separate kitchen
- Direct access to patio area
- Communal gardens & visitors parking
- Moments from High Street & Station
- Onsite warden / site manager
- 24 hr emergency call system

Enjoying a truly convenient location and set within a modern and contemporary development, this generous and well positioned two double bedroom ground floor retirement apartment enjoys over 800 Sq Ft of space and is located within 50 meters of the local shops and 0.2 of a mile from Epsom High Street being is offered to the market in very good order.

The spacious accommodation has underfloor heating throughout and comprises of a large welcoming hallway with storage cupboard, spacious living/dining room with door to the private patio area, bright kitchen with window, integrated appliances and ample work space, principal bedroom which enjoys an ensuite bathroom with over bath shower and walk in wardrobe, a further double bedroom which could be utilised as a second reception room if desired and an additional shower room suite which completes the practical layout.

Viewing is strongly advised by vendors' Sole agent.

Wellington Court is an Exclusive Retirement development built by McCarthy and Stone in 2014. The development offers peace



of mind living for the over 60s, there is a house manager on site weekday mornings, full 24 hour security system with CCTV to main entrance that links to your TV, full fire detectors and sprinklers. The property also benefits from the opportunity to rent a parking space subject to availability.

There is a stunning home owners lounge (with Wi-fi) with doors to landscaped gardens and seating areas, a kitchen for preparation for coffee mornings and social events. A guest suite for visiting family and friends, communal laundry and scooter charging room.

This over 60's development is very close to the open spaces of the local park and a short drive from the world famous Epsom Downs. And is within easy access of the high street, with the Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property would be a difficult task indeed.

Epsom is a popular town with plenty of local transport links,

located to the south west of London with . Close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold

Length of lease (years remaining) - 112

Annual ground rent amount (£) - £595.00

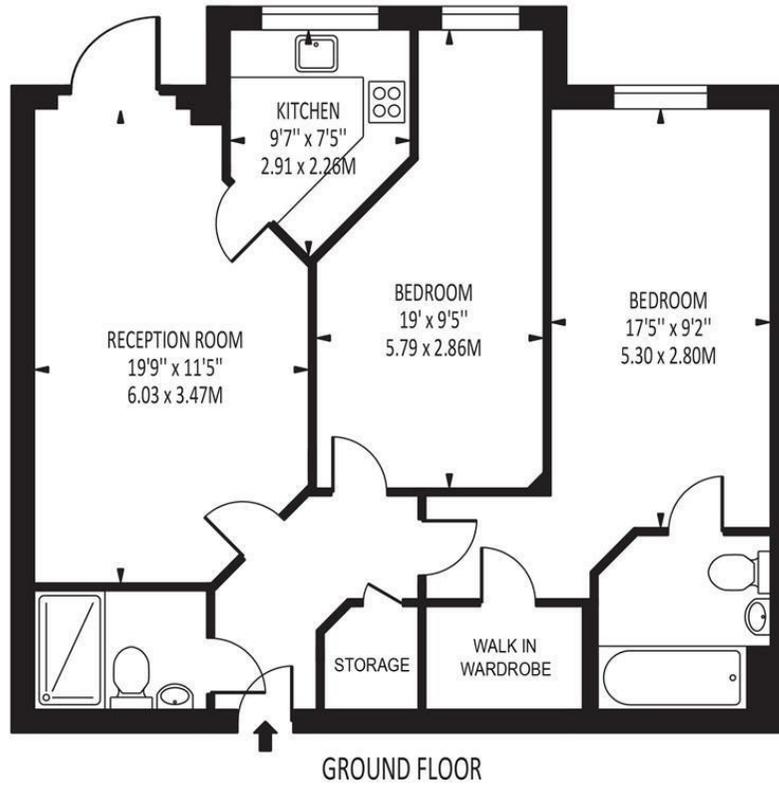
Annual service charge amount (£) - £6680.00 - (this includes internal and external maintenance of communal areas, window cleaning and emergency call system)

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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