

The PERSONAL Agent

Flat 16, The Croft, 11 College Road

£295,000

Flat 16

The Croft, Epsom

- No onward chain for a simple stress-free move
- First floor maisonette with own private entry
- Sunny private balcony overlooking the grounds
- Two generous bedrooms with fitted wardrobes
- Ensuite shower room plus main family bathroom
- Residents lounge, guest suite and laundry hub
- Superb storage including a large private loft
- Updated electric radiators with smart app use
- Peaceful position at rear of the development
- Local shops and amenities within a short walk

Offered with no onward chain and tucked away at the rear of this highly regarded development for the over 60s, this first floor maisonette provides an excellent balance of independence, peace and community. The property offers an opportunity for the new owner to make some updates and add their own personal touches, creating a home to suit their individual taste and requirements.

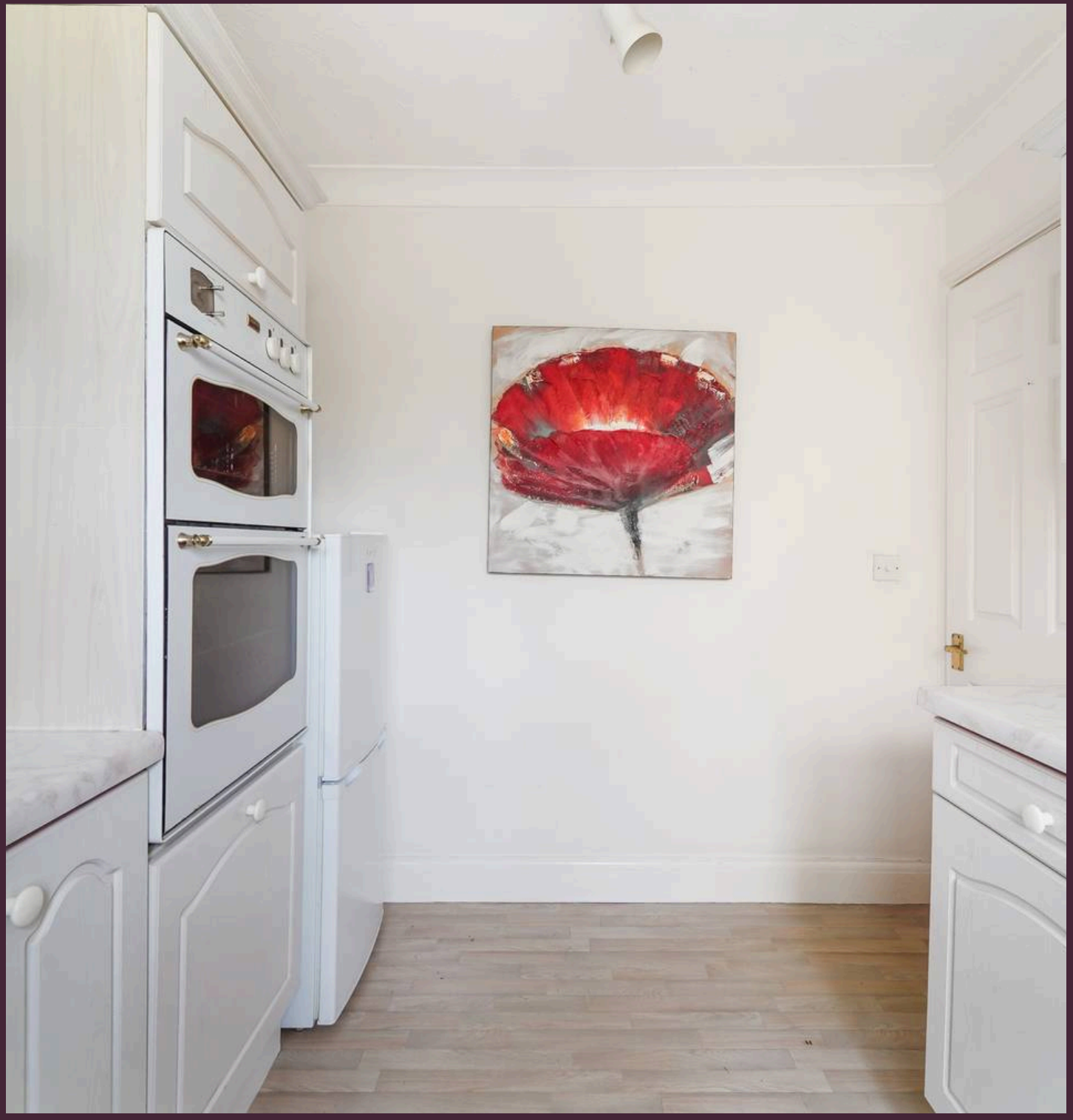
The property has its own private front door with a wide staircase leading to the first floor and enjoys a bright double aspect living/dining room with French doors opening onto a sunny private balcony overlooking the attractive grounds. There are two generous bedrooms with fitted wardrobes, an ensuite shower room, separate W.C, main bathroom and a well-designed kitchen. Further benefits include excellent storage, a large private loft space, external lockable cupboard.













Residents of The Croft benefit from a range of communal facilities located conveniently within the development, including a residents lounge, guest suite and laundry room, helping to create a sociable and welcoming environment. There is also the added reassurance of an emergency alarm pull-cord system should assistance ever be required. The property stands out for the amount of storage available, something rarely found within retirement developments. In addition to fitted wardrobes in both bedrooms and generous landing cupboards, there is a substantial private loft space together with a lockable external storage cupboard. Further noteworthy features include updated electric radiators with app connectivity, allowing the heating to be programmed and controlled with ease. The Croft enjoys a convenient position within Epsom's desirable College Area, approximately 0.7 miles from the town centre and railway station. However, it is perhaps the excellent range of everyday amenities closer to home that residents value most, including both Aldi and Lidl within a short walk, as well as a local convenience store for day-to-day essentials. With no onward chain, a peaceful setting and an excellent combination of practical accommodation, storage and community facilities, viewing is strongly recommended.
Tenure- Leasehold Length of lease (years remaining) - 86 Annual ground rent amount (£) - 300.00 Annual service charge amount (£) - 4495.32 Council tax band - D 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.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





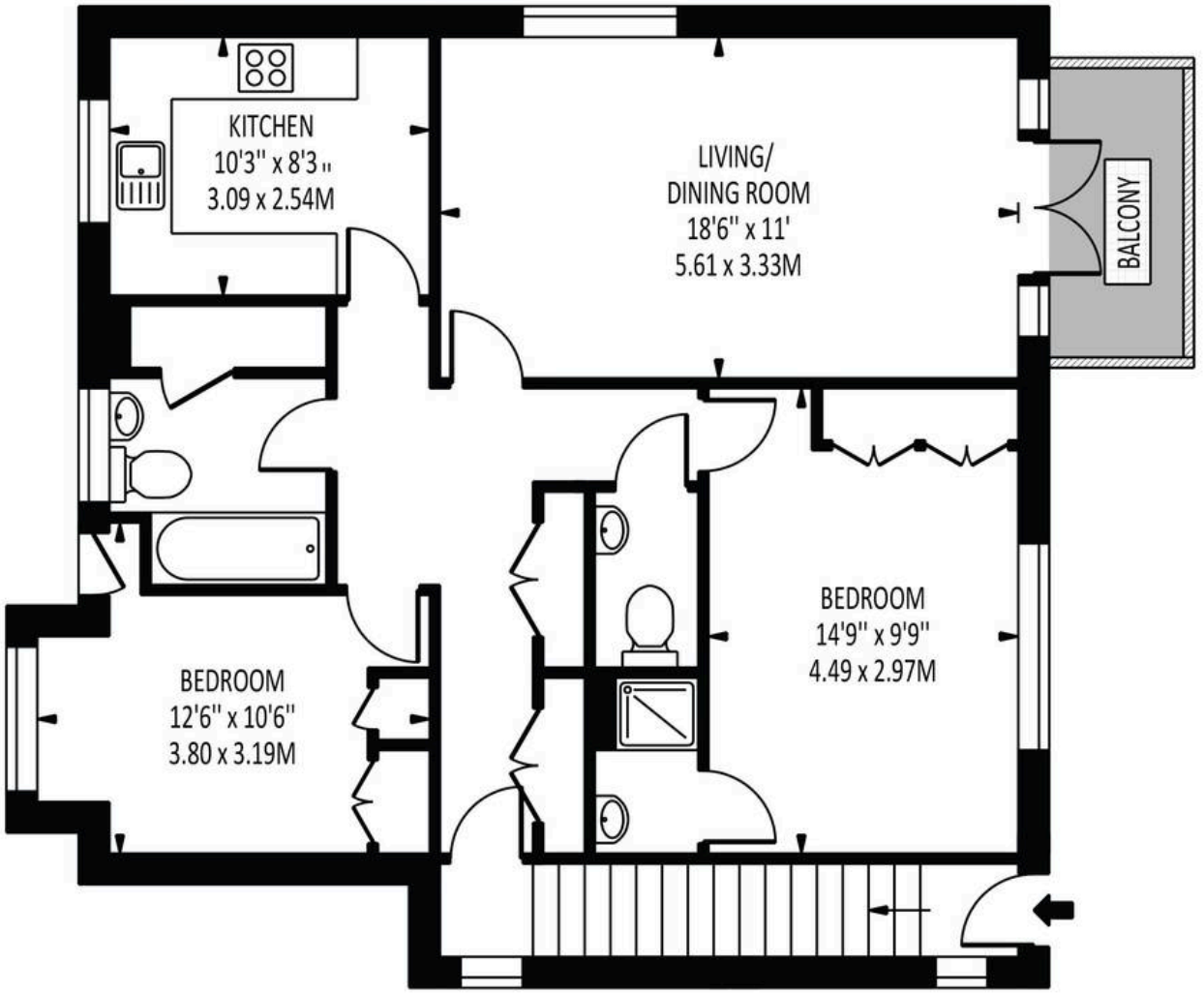




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The Croft, College Road

Total Area: 821 SQ FT • 76.24 SQ M



FIRST FLOOR

Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



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