



## Waterloo Road, , Epsom, KT19 8EX

- Beautifully Presented Two Bedroom Ground Floor Apartment
- Underfloor Heating INCLUDED in Service Charge
- Extremely Helpful On Site Manager
- Very Close To Epsom Town Centre & Train Station
- NO CHAIN!!
- Over 60's Only
- 24 Hour Emergency Call System
- En-suite to Main Bedroom
- Communal Gardens, Laundry Room & Living Room

**£325,000**



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## DESCRIPTION

Situated in a highly convenient location within a modern development, this well-proportioned ground floor retirement apartment offers over 800 sq ft of accommodation. The property features two double bedrooms and is presented in excellent condition, just 50 metres from local amenities and a short 0.2-mile walk to Epsom High Street.

The interior benefits from underfloor heating throughout and includes a spacious entrance hall with built-in storage, a bright and airy living/dining room with access to a private patio, and a well-appointed kitchen with integrated appliances, ample work surfaces, and natural light from a window. The principal bedroom offers a walk-in wardrobe and en-suite bathroom, while the second double bedroom could easily serve as an additional reception space if preferred. A separate shower room completes the layout. Wellington Court, constructed by McCarthy & Stone in 2014, is a sought-after retirement development for the over-60s, designed to offer comfort and security. Residents benefit from a weekday house manager, a 24-hour security system with CCTV linked to the apartment, as well as comprehensive fire safety features. Parking spaces are available to rent, subject to availability.

Communal facilities include a stylish residents' lounge with Wi-Fi and access to landscaped gardens, a shared kitchen for social gatherings, a guest suite for visitors, a communal laundry room, and a dedicated scooter charging area. The development is ideally positioned close to local green spaces and within easy reach of Epsom Downs. Epsom town centre is nearby, offering a range of shops including the Ashley Centre, Marks & Spencer, and Waitrose, along with a mainline station providing direct links to London. The M25 (Junction 9) is also easily accessible, connecting to both Heathrow and Gatwick airports. Epsom itself is a popular Surrey town located to the south-west of London, well known for its transport links and as the home of the world-famous Derby at Epsom





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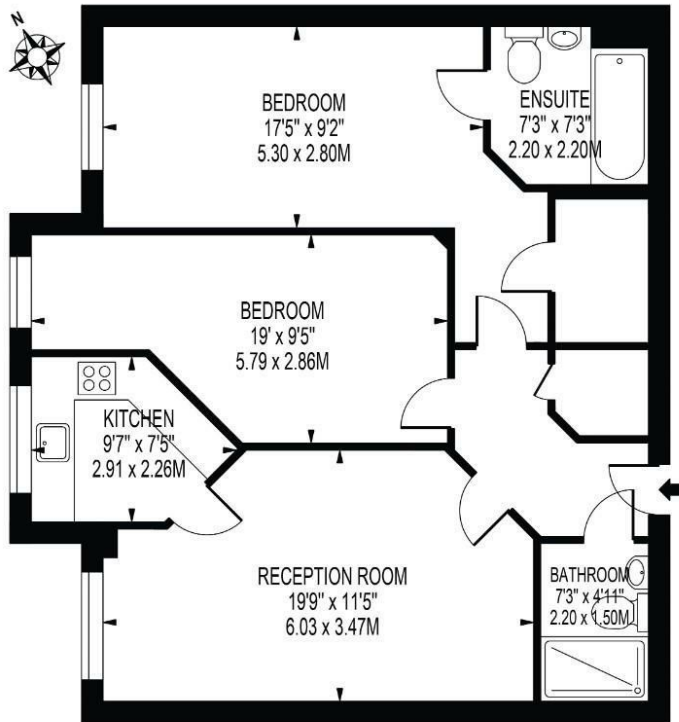
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## WELLINGTON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 808 SQ FT - 75.10 SQ M



### GROUND FLOOR

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.

### Viewings

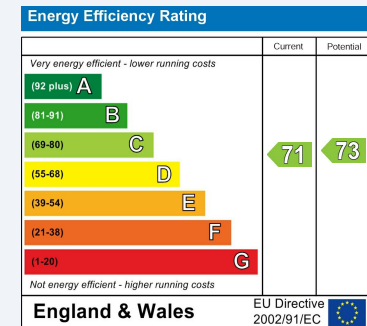
Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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