Flat 33, Calverley Court 370-374 Kingston Road, Epsom, KT19 0DD

Guide price £100,000

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WH WATSON HOMES
Estate Agents

# Calverley Court 370-374 Kingston Road, Epsom, KT19 0DP

** NO CHAIN ** MOTIVATED SELLER! Watson Homes are delighted to offer this larger than average one double bedroom retirement flat, situated on the 2nd floor over looking pretty communal grounds, exclusively for those aged over 60. The property offers spacious living with a 22ft lounge/diner, two communal lounges, a modern kitchen and bathroom, residents parking and no onward chain.

Built in 2007, Calverley Court offers excellent access to Kingston, Epsom, and the surrounding areas. To the rear of the development are well-maintained communal gardens and private parking. Internal facilities include a residents' lounge, a separate quiet lounge on the second floor, a laundry room, and lift access to all floors. The development also benefits from being part of a welcoming community, supported by an on-site house manager from Monday to Friday.

## Accommodation

Security entry phone system and door to..

Communal entrance
Access to laundry room and communal lounge area with kitchenette, lift service to..

Second floor
Second lounge / reading area.
Wooden front door to..

Spacious entrance hall
Storage cupboard, coved ceiling, wall mounted emergency alarm cord.

Lounge/diner
UPVC double glazed window and door to rear aspect overlooking well kept communal grounds with Juliet balcony, coved ceiling, wall mounted emergency alarm cord fireplace, wall mounted heater, obscured double wooden doors leading to..

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above, integrated freezer/freezer, integrated oven/grill, wall mounted heater, UPVC double glazed window to side aspect overlooking well kept communal grounds, large storage cupboard with fitted shelving, wall mounted emergency alarm cord.

Bedroom
UPVC double glazed windows to rear aspect overlooking well kept communal grounds, wall mounted heater, fitted wardrobes with sliding mirrored doors, coved ceiling, wall mounted emergency alarm cord.

Bathroom
Consisting of panelled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, wall mounted heater, extractor fan, shaver point, tiled walls, coved ceiling, wall mounted emergency alarm cord.

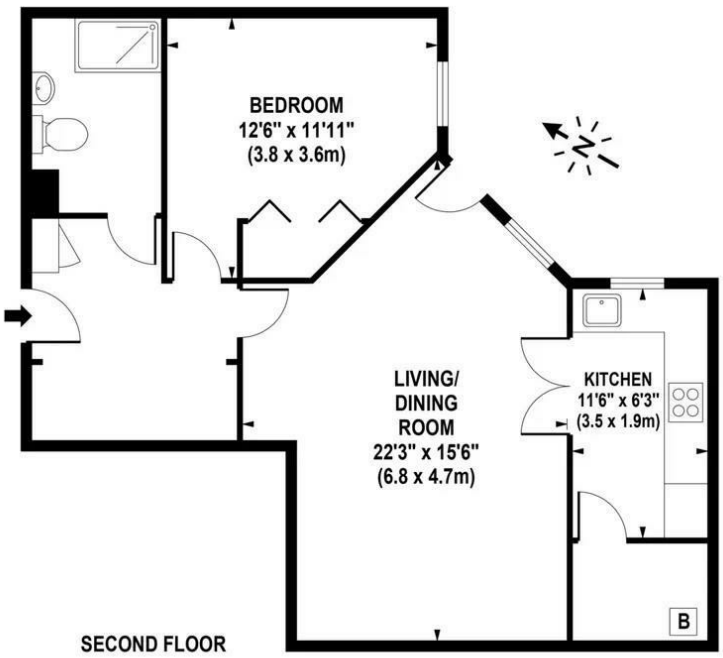
Outside
Well kept communal grounds with mature shrubs and plants bordering, large paved patio area and access to residents parking.

Key Information:
- Service Charge: £3,464.00 Per Annum
- Ground Rent: £495.00 Per Annum
- Ground Rent Review periods: Tbc
- Lease Expiry Date: 1st March 2132
- Tenure: Leasehold
- Council Tax Band: E
- EPC Rating: C
- Heating Type: All electric
- Parking: Unallocated

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

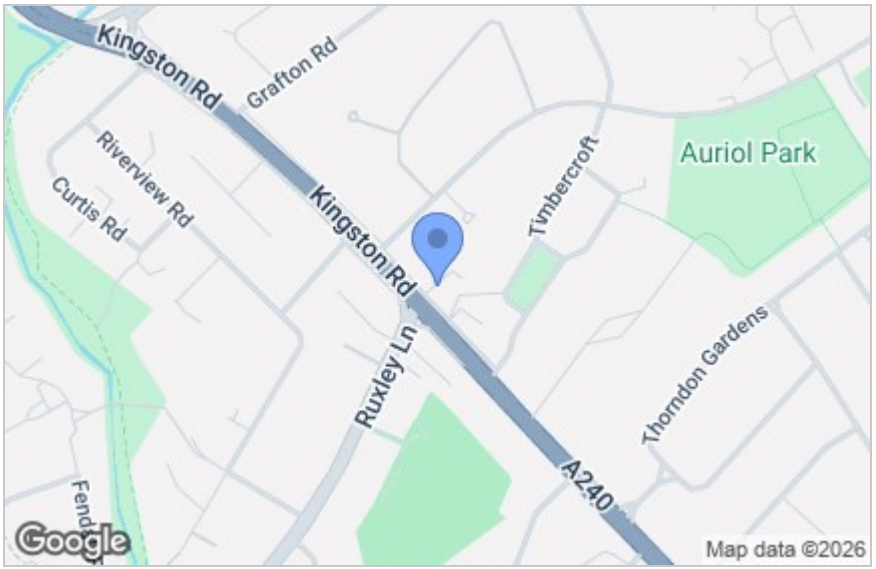
SALT - GRIT

## Floor Plan

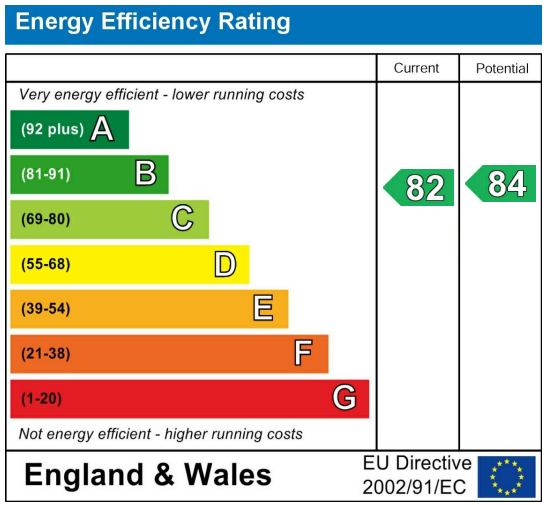



APPROX. GROSS INTERNAL FLOOR AREA 647 SQ FT / 60 SQ M

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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