



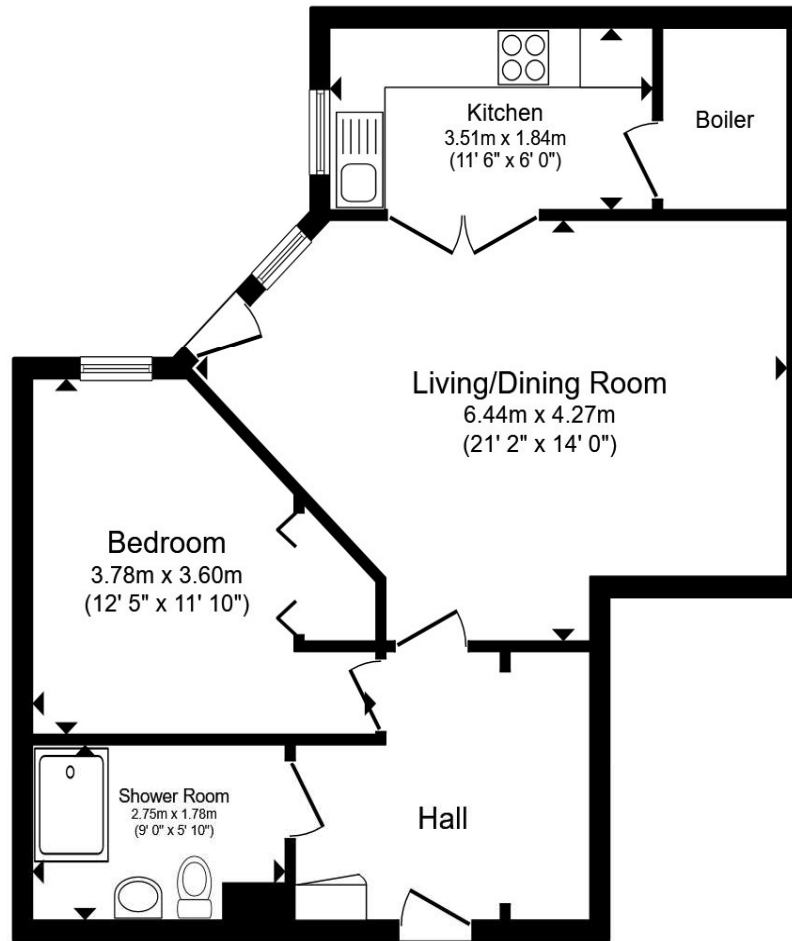
Calverley Court Kingston Road, Epsom KT19 0DP

welcome to

Calverley Court Kingston Road, Epsom

A Large One-Bedroom Flat Portioned Close To Shops, Transport Links & Local Amenities





Total floor area 56.5 m² (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Barnard Marcus are pleased to present this larger-than-average, one double bedroom retirement apartment, ideally positioned on the second floor of the popular Calverley Court development, enjoying pleasant views over well-maintained communal grounds.

The property offers spacious and well-planned accommodation, including an impressive 22ft lounge/dining room providing ample space for both relaxing and entertaining. The apartment further benefits from a modern fitted kitchen, contemporary bathroom, and a generous double bedroom. Additional features include a security entry phone system and lift access to all floors, offering both comfort and peace of mind.

Calverley Court was constructed in 2007 and is renowned for its welcoming community atmosphere. Residents enjoy the use of excellent communal facilities, including two residents' lounges, a separate quiet reading lounge on the second floor, a laundry room, and beautifully kept communal gardens. There is also residents' parking available. An on-site house manager is available Monday to Friday, further enhancing the ease and security of day-to-day living.

The development is conveniently located with excellent transport links providing easy access to Kingston, Epsom and the surrounding areas. A range of local shops, amenities, cafés and essential services including pharmacies are close by, making this an ideal location for convenient and independent living.

Offered to the market with no onward chain.

welcome to

Calverley Court Kingston Road, Epsom

- 107 Years Remaining On The Lease
- being Sold Chain Free
- Close To Excellent Transport Links Connecting Epsom, Kingston & Surbiton With Ease
- Walking Distance To Supermarkets, Cafes & Pharmacy
- Communal Grounds & Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3464.44

Ground Rent: 495.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107167](https://www.barnardmarcus.co.uk/Property/EWE107167)



Property Ref:
EWE107167 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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