



Badgers Lodge, The Grove, Epsom, KT17 4JU

welcome to

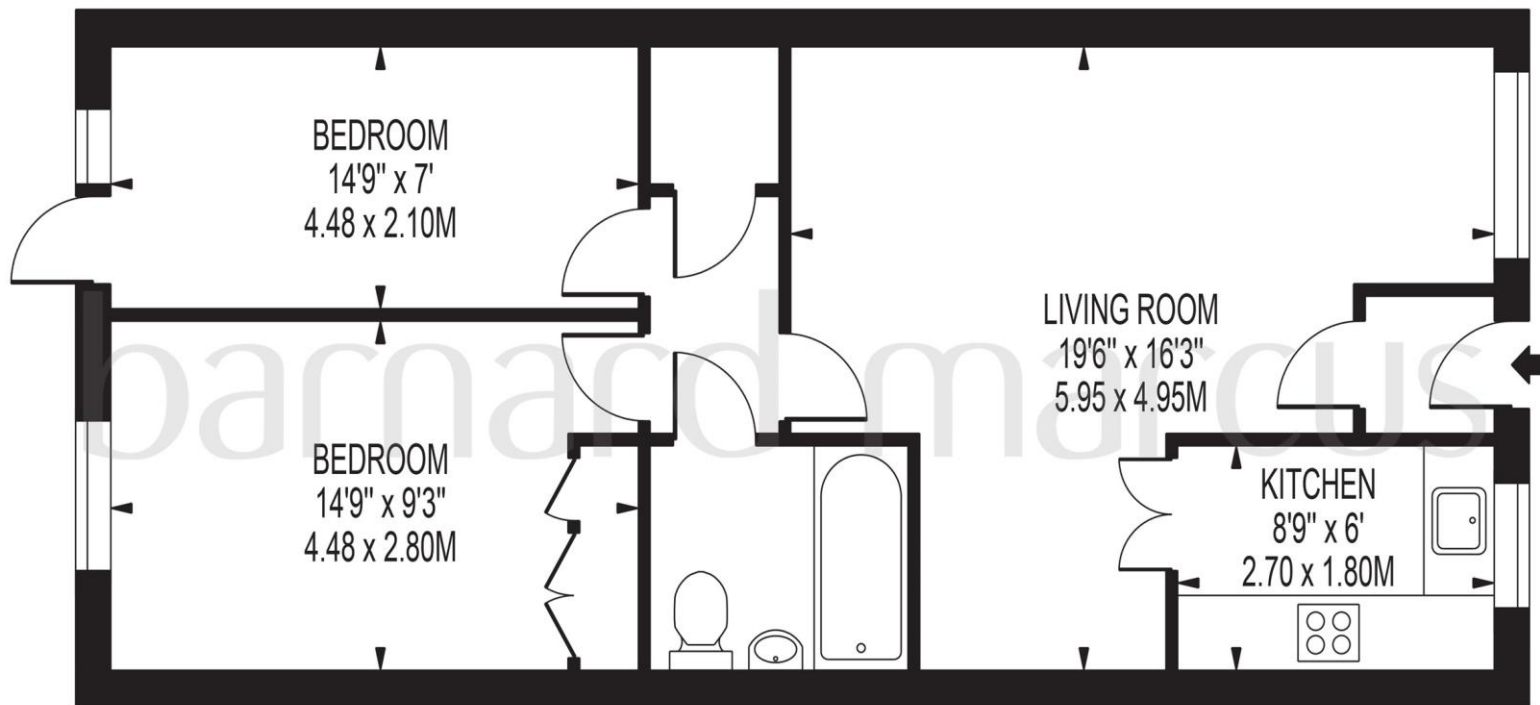
Badgers Lodge, The Grove, Epsom

Barnard Marcus are delighted to welcome to the market this ground floor two double bedroom over 60's flat, with its own private entrance set in a very popular and quiet Epsom location with residents parking & direct access to a well maintained communal garden.



BADGERS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 629 SQ FT - 58.41 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.

We are delighted to be able to offer to the market another fantastic retirement flat set in the ever popular Badgers Lodge development at the bottom of a peaceful cul-de-sac in the heart of Epsom.

This fantastic flat lies on the ground floor, with its own front door. On entry you will find a generous sized lounge / diner & fitted kitchen, one generous sized double and a second single bedroom, one of which has direct access to a stunning communal garden & completing the lovely home is a modern shower room with walk in shower, toilet basin & heated towel rail.

The development also benefits from an on call warden / manager and residents parking.

Situated within close proximity to Epsom town centre and Epsom mainline station (approximately a 10 minute walk); with regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse Theatre, two cinemas, plenty of coffee shops, pubs and various eateries.

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Badgers Lodge, The Grove, Epsom

- Over 60's Retirement Property
- One Double Bedroom and One Single Bedroom
- Fitted Kitchen
- Modern & Upgraded Shower Room
- Direct Access to Communal Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4030.00

Ground Rent: 574.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS107167](https://www.barnardmarcus.co.uk/Property/EPS107167)



Property Ref:
EPS107167 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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