



**Calverley Court Kingston Road, Epsom KT19 0DP**



**welcome to**

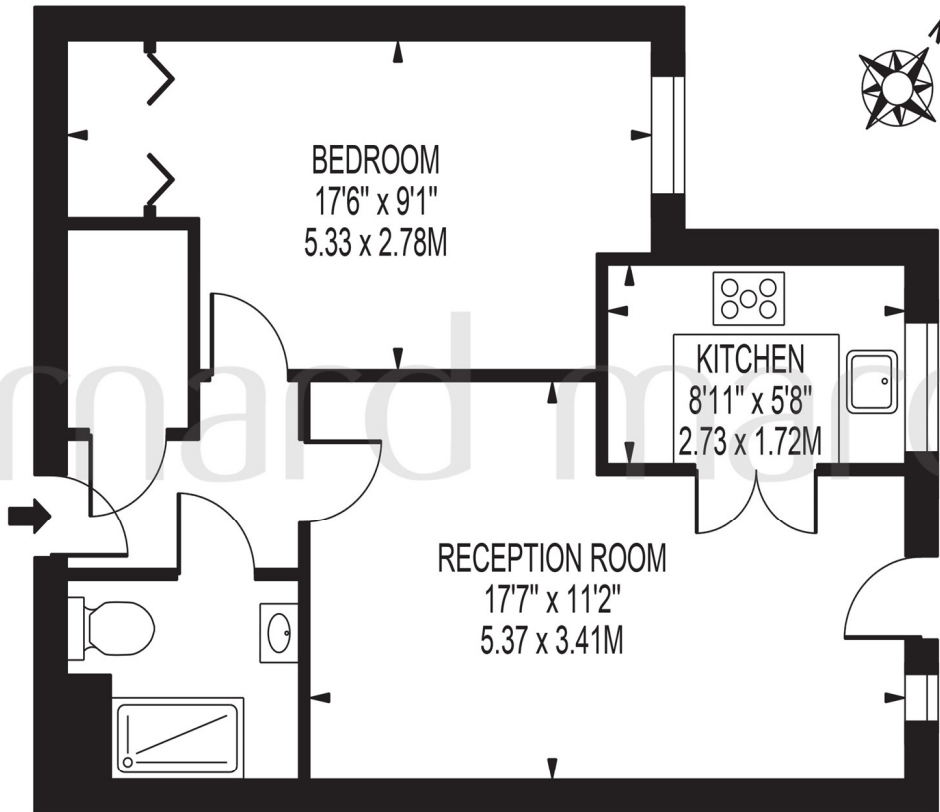
**Calverley Court Kingston Road, Epsom**

A well-presented one bedroom retirement apartment second floor retirement flat.



# CAVERLEY COURT, KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 464 SQ FT - 43.15 SQ M



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.

Situated in the sought-after Calverley Court, this well-presented retirement apartment offers a comfortable and secure living environment for those aged 60 and over. The property features a spacious reception room, a well-proportioned bedroom, a fitted kitchen, and a modern bathroom. Designed with convenience in mind, the development benefits from a welcoming communal lounge, providing a fantastic space for residents to socialize and enjoy a sense of community. Additional shared facilities, including landscaped gardens, create a relaxing atmosphere for residents. Located on Kingston Road, the apartment is ideally positioned for easy access to a range of local amenities, including supermarkets, cafes, and restaurants. Excellent transport links are nearby, with convenient bus routes and train stations providing seamless connections to surrounding areas. With its combination of comfort, security, and community spirit, this retirement property is an excellent choice for those seeking a relaxed and well-connected lifestyle.

welcome to

## Calverley Court Kingston Road, Epsom

- Communal Lounge and Landscaped Communal Gardens
- In Close Proximity to Transport Links and Amenities
- No Onwards Chain
- Bright and Spacious
- Guest Suite Available for Booking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3556.00

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.

# £100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106921](https://www.barnardmarcus.co.uk/Property/EWE106921)



Property Ref:  
EWE106921 - 0004

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.

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barnard marcus



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)