



Saddlers Court, Epsom

£210,000

Leasehold

- Retirement development
- Ground floor apartment
- Close to High Street & Station
- Brand new fitted kitchen
- Lounge with door to gardens
- No ongoing chain
- Warden manager
- 24 hr emergency call system
- Residents lounge & kitchen
- Surrounded by parkland



Ground floor retirement apartment, tucked away in a small development on the periphery of Epsom High Street, this generous one double bedroom apartment is surrounded by well maintained communal grounds and has direct access to them. The property is also offered to the market with no ongoing chain.

Enjoying a truly convenient position with easy access to the high street, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned property would be a difficult task indeed.

Benefitting from a warden manager and a 24 hr emergency call system, this over 60's development is also very close to the open parkland of the adjoining Mounthill Gardens and a stones' throw of Rosebery Park.

Viewing is strongly advised by vendors Sole agent.

Saddlers Court was constructed by McCarthy & Stone (Developments) Ltd in the late 1990's and comprises 42 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. This ground floor apartment comprises a large entrance hall, lounge with door direct to the gardens, modern refitted kitchen, a large double bedroom and bathroom.

It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Epsom High Street has a variety of shops, the Ashley Centre - a

covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Leasehold







Ground Floor Flat
Saddlers Court, South Street, Epsom
Total Area: 53.6 m² ... 577 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

the personalagent
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



