



The Grove, Epsom

The **PERSONAL** Agent

Guide Price £230,000

Leasehold

- Heart of the College Area
- Two spacious bedrooms
- Warden assisted retirement development
- No ongoing chain
- Second floor apartment with lift service
- Generous 15ft x 11ft living room
- Refitted kitchen
- Modern shower room
- Residents lounge & activities
- Resident's parking



Located at the head of a private road within a leafy backwater that is close to Epsom High Street, The Personal Agent are proud to present this larger than average two bedroom retirement apartment. Forming part of this popular retirement development for the over 60's and ideally located, this spacious retirement apartment is offered to the market with no onward chain.

Badgers Court sits at the end of a peaceful private cul-de-sac and benefits from an on site warden and communal residents lounge as well as being just a short distance from Epsom town centre and the centre of the College area.

The property has been cared for and is offered in very good order throughout having been the subject of a refitted kitchen with new appliances, redecoration throughout and new carpets. A further noteworthy point to mention are the built in warden button/pull cords to give peace of mind.

With a homely feel and flexible accommodation, the wonderful outlook over the secluded communal grounds warrants immediate inspection to fully appreciate the position and rarity of this two bedroom property.

An attractive second floor retirement apartment with 679 sq ft of space and pleasant elevated views. Serviced by a lift the property consists of a spacious lounge/diner, refitted kitchen with new appliances, two generous bedrooms and a modern shower room. The property is in very good order with recent redecoration and new carpets.

Benefitting further from amazing facilities, it needs to be noted that two bedroom retirement apartments in this price point are a rarity. The property enjoys full use of the communal resident's lounge with separate kitchen area, on-site manager and the guest suite, which can be booked in advance at a minimal cost for visiting friends or relatives.

Offered to the market with no onward chain the property should be viewed at your earliest convenience to avoid disappointment.

Situated within close proximity to Epsom town centre and 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 mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre feature pool, gym and other

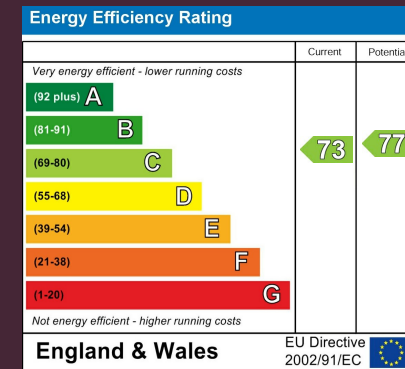
sports facilities. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick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

Tenure - Leasehold
Length of lease (years remaining) - TBC
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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