



The Parade, Epsom

The PERSONAL Agent

# Guide Price £160,000

## Freehold

- Sought after retirement development
- Central Town centre position
- Second floor apartment
- Warden manager
- 24 hr emergency call system
- Beautiful communal gardens
- Available for the over 60's
- Lift service & stairs
- Close to several parks
- Moments from shops, station & the GP

Enjoying a truly convenient location and set within a popular modern development, this one double bedroom, second floor retirement apartment is within 50 metres of Epsom High Street. The property is very well presented and benefits further from a large living room that links to the separate kitchen and fitted wardrobes within the bedroom.

With easy access to the high street, with 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.

Benefiting from a warden manager and a 24hr emergency call system, this over 60's development is also very close to the open spaces of Rosebery Park and a short drive from the world famous Epsom Downs. There is visitors parking to the rear and a permit for residents parking can be purchased for approximately £50 per annum.



Greenwood Court was constructed by McCarthy & Stone (Developments) Ltd in 2003 and comprises 35 properties arranged over 4 floors served by a lift. All flats have pull-cord connections to 'CareLine' to provide 24 hour emergency support. The development offers a large communal lounge, kitchen and laundry room. There is also a guest suite available to visitors of residents - arranged via the House Manager at a low fee.

Regular social activities include musical evenings, quizzes, bingo, weekly coffee mornings, daily afternoon tea, and outings in summer months, organised by Social Committee. New residents accepted from 60 years of age.

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.

Viewing is strongly advised by vendors Sole agent.

Tenure - Leasehold  
Length of lease (years remaining) - TBC  
Annual ground rent amount (£) - £365 pa  
Annual service charge amount (£) - £3454.04 pa  
Council tax band - B

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.

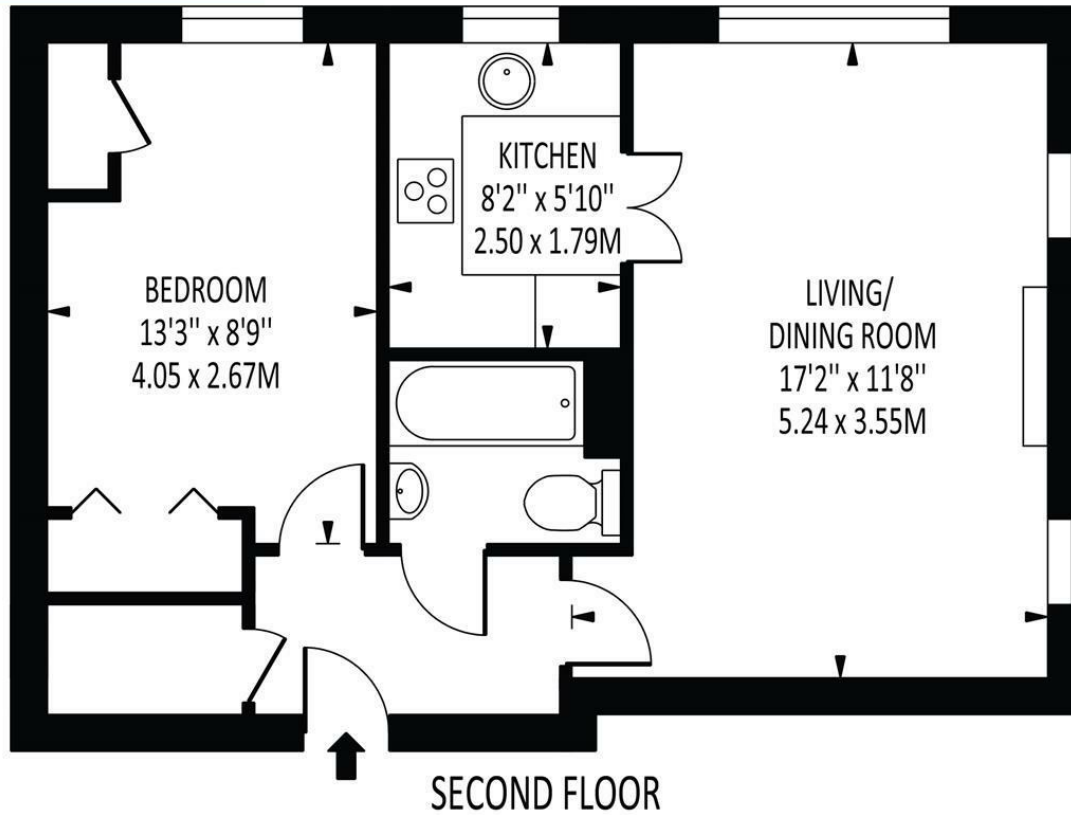




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**Greenwood Court**  
Total Area: 473 SQ FT • 43.90 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Disclaimer: 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 of 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.

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