



The Grove, Epsom

The PERSONAL Agent

Guide Price £120,000

Leasehold

- Established Retirement Development
- Second Floor
- Lift Access
- Two Double Bedrooms
- Large Living Room
- Shower Room
- Allocated Parking Space
- On-Call Manager/Warden
- No Onward Chain

Located in a leafy backwater close to Epsom High Street, this attractively priced retirement apartment is offered to the market with no onward chain. Badgers Lodge and neighbouring Badgers Court are located at the end of a peaceful cul de sac and benefit from an on site warden and communal lounge.

An attractive second floor retirement apartment of around 607 sq ft. Serviced by a lift, the property consists of a spacious lounge/diner, fitted kitchen, two generous bedrooms and a shower room. The property would benefit from updating and gives the next owner the opportunity to put their own stamp on the property.

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

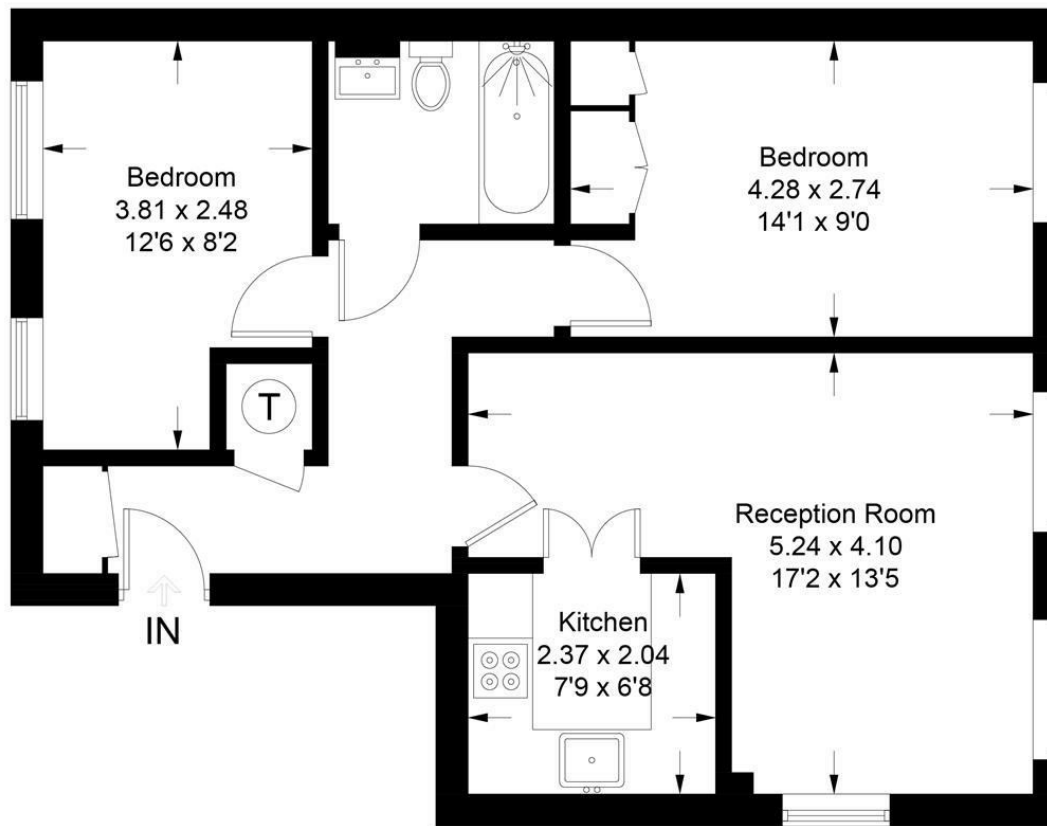
Council tax band - D

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.





Approximate Gross Internal Area = 56.4 sq m / 607 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (932259)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
PERSONAL
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Registered in England No. 4398817.



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.

