



The Parade, Epsom

The **PERSONAL** Agent

Guide Price £180,000

Leasehold

- Retirement development
- Close to High Street & Station
- Second floor apartment with elevated outlook
- No ongoing chain
- Warden manager
- 24 hr emergency call system
- Beautiful communal gardens
- Residents lounge, kitchen & laundry room
- Available for the over 60's
- Lift service & stairs

CONVENIENTLY LOCATED RETIREMENT PROPERTY IN THE HEART OF THE TOWN CENTRE.

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 and offered to the market with no ongoing chain.

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.

Benefitting from a warden manager and a 24 hr 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 £50.00 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.

Greenwood Court offers a 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

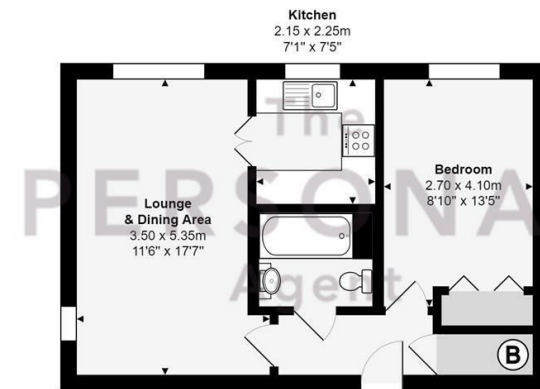
Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Leasehold. Viewing is strongly advised by vendors Sole agent.







Second Floor Flat

Greenwood Court, The Parade, Epsom

Total Area: 44.2 m² ... 476 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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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