



Greenwood Court, Epsom

The **PERSONAL** Agent

Guide Price £200,000

Leasehold

- Retirement development
- 754 sq ft of living space
- Third floor, two double bedrooms
- Lift access
- Warden manager
- 24 hr emergency call system
- Modern shower room
- Available for the over 60's
- Close to High Street & Station
- Beautiful communal gardens

Enjoying an exceptionally convenient location within a popular modern development, this generously sized two double bedroom, third-floor retirement apartment is situated just 50 metres from Epsom High Street. With approximately 754 sq ft of living space, it is one of the largest apartments within the development.

The property is very well presented throughout and features a spacious 22ft x 11ft living room with pleasant views over Dulshott Green, along with double doors opening into a fitted kitchen. Both bedrooms are genuine doubles and are served by a modern shower room.

The apartment benefits from easy access to the High Street, with the Ashley Centre shopping facilities, Marks & Spencer, Waitrose and Epsom railway station all close by, offering excellent links into London. Few properties can match such a central and convenient position.

Greenwood Court is an over-60s development constructed by McCarthy & Stone (Developments) Ltd in 2003 and comprises 35



apartments arranged over four floors, all served by a lift. The development benefits from a resident warden manager, a 24-hour emergency call system and pull-cord connections in all apartments to 'Care Line' for added peace of mind.

Residents enjoy the use of a large communal lounge, kitchen and laundry room, along with a guest suite available for visiting friends and family, arranged via the House Manager for a small fee. A strong sense of community is fostered through regular social activities including musical evenings, quizzes, bingo, weekly coffee mornings, daily afternoon tea and summer outings organised by the Social Committee.

The development is also ideally positioned close to the open spaces of Rosebery Park and is a short drive from the world-famous Epsom Downs. Visitor parking is available to the rear of the building at an additional annual cost.

Epsom High Street offers a wide range of shops, cafés, restaurants and pubs, as well as the Ashley Centre shopping mall and the Epsom Playhouse, which hosts films and live

performances. Leisure facilities are well catered for at the Rainbow Leisure Centre and David Lloyd Centre. Epsom is a popular commuter town, providing a mix of state and independent schools, excellent transport links, and easy access to the M25 (Junction 9), Heathrow and Gatwick airports.

Tenure: Leasehold
Lease remaining: 103 years
Ground rent: £425.00 per annum
Service charge: £5181.16 per annum
Council tax band: E

Viewing is strongly recommended through the vendors' sole agent.

Please note: Whilst every effort has been made to ensure the accuracy of the information provided, it should be independently verified by your chosen legal representative prior to proceeding with the purchase.





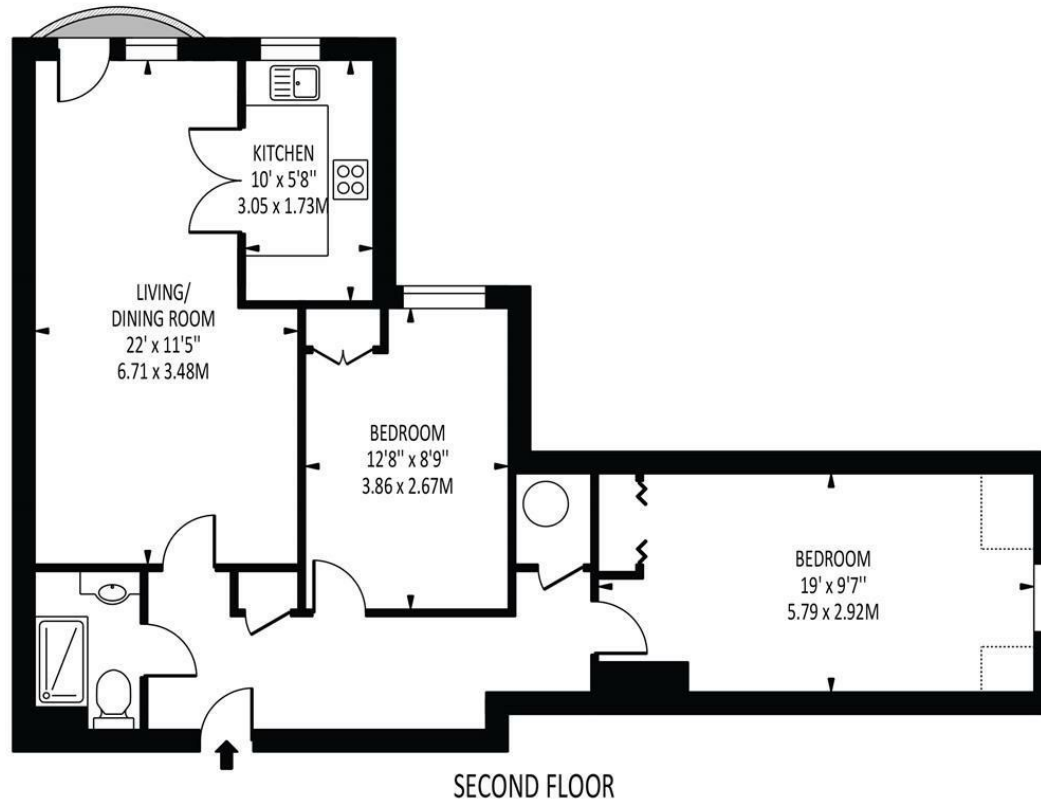
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Total Area: 754 SQ FT • 70.07 SQ M

(Including Restricted Height Area)

Restricted Height Area: 12 SQ FT • 1.12 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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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LETTINGS & MANAGEMENT

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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.

The Ashley Centre

BUCKS COFFEE

THE BODY SHOP

