



The Parade, Epsom

The **PERSONAL** Agent

Guide Price £180,000

Leasehold

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



Enjoying a truly convenient location and set within a popular modern development, this one double bedroom, first floor retirement apartment is within 50 metres of Epsom High Street and offered to the market with no ongoing chain.

The property is very well presented and benefits further from a large double aspect living room and two sets of 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 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.

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.

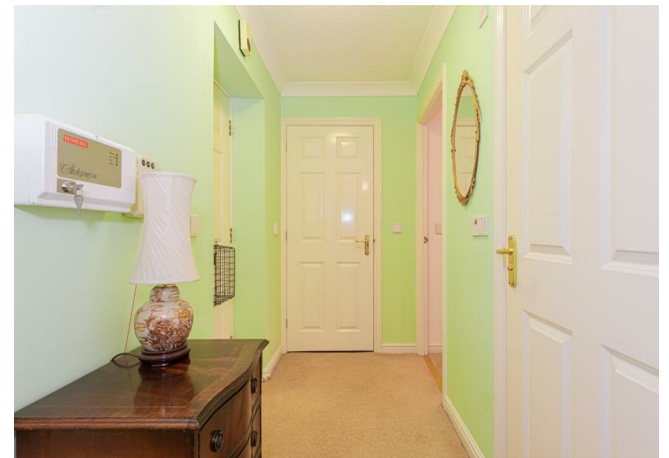
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction

9) is a short drive away giving access to both Heathrow and Gatwick international airports.

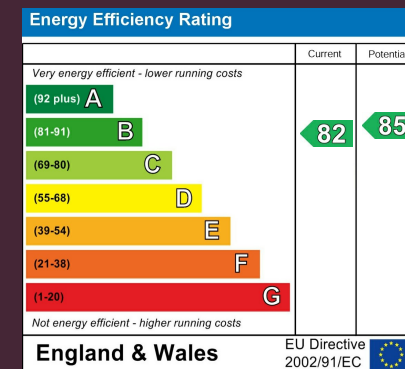
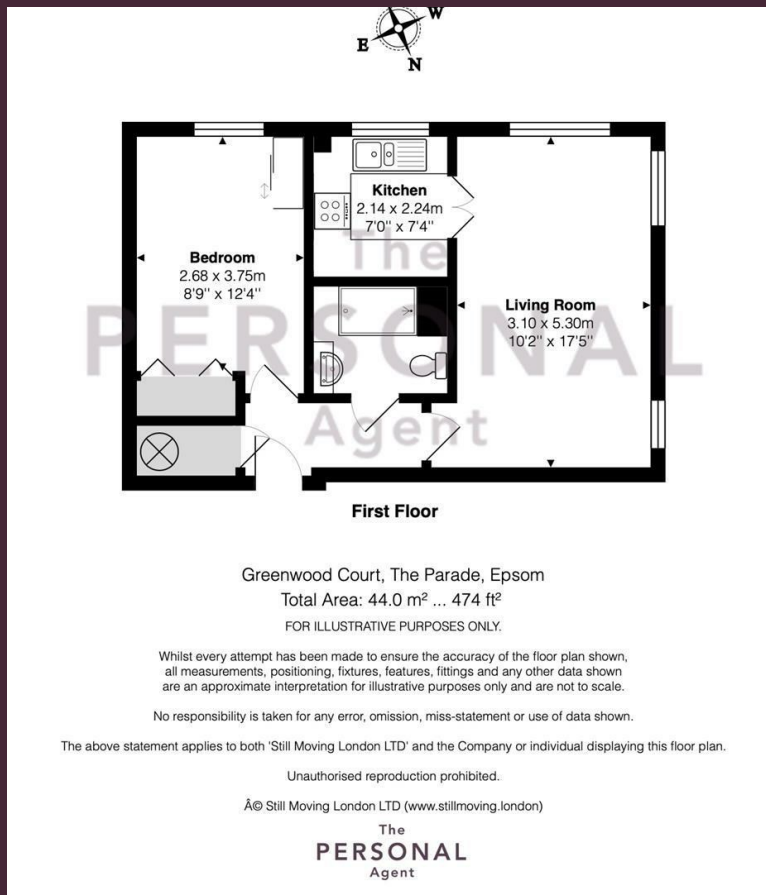
Viewing is strongly advised by vendors Sole agent.

Tenure - Leasehold
Length of lease (years remaining) - 106
Annual ground rent amount (£) - 365.00
Annual service charge amount (£) - 1327.68
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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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.



Greenwood
Court