



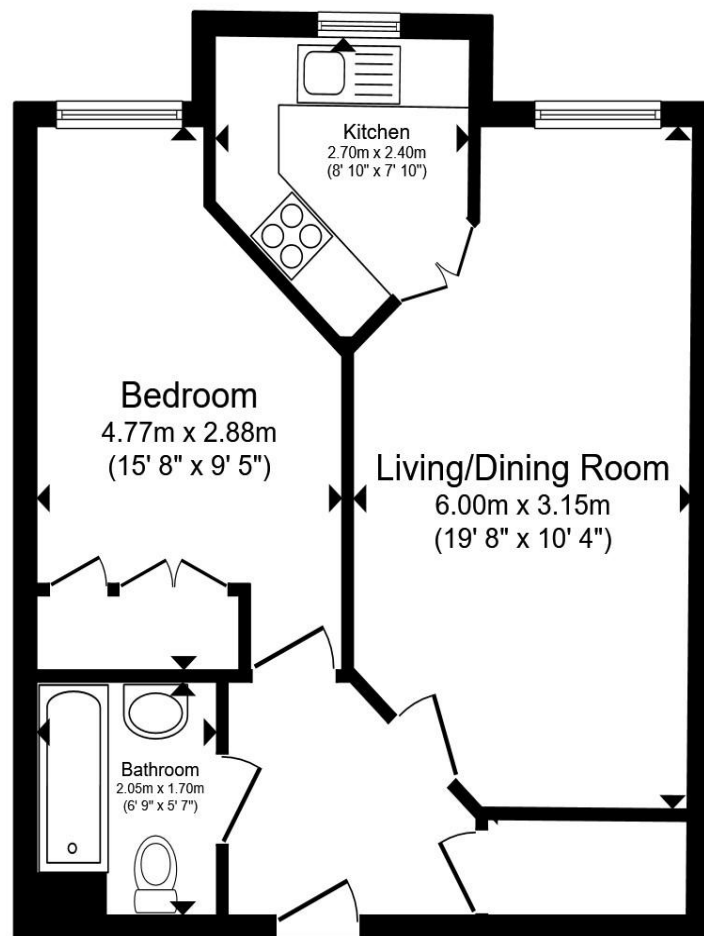
Badgers Court, The Grove, Epsom KT17 4JW

welcome to

Badgers Court The Grove, Epsom

A well presented one-bedroom retirement apartment located in a sought-after development close to the town centre and station. Offering spacious accommodation, communal facilities & attractive gardens, the property is ideal for those looking for independent retirement living in a convenient location.





Situated within a highly regarded and popular retirement development, this well presented one-bedroom apartment offers comfortable and convenient living for the over-55s, just a short walk from the town centre, mainline station, shops, cafés and local eateries.

The accommodation comprises a welcoming entrance hall with useful storage, a spacious living/dining room providing ample space for both relaxation and entertaining, a fitted kitchen, a generous double bedroom with built-in wardrobes, and a bathroom.

Residents benefit from a range of excellent communal facilities, including a residents' lounge, laundry room and beautifully maintained communal gardens, creating a friendly and sociable environment. The development also offers added peace of mind with on-site management and a secure entry system (subject to individual development arrangements).

Ideally positioned for easy access to local amenities and transport links, this attractive retirement apartment represents an excellent opportunity for those seeking independent living within a well-established community.

Total floor area 46.1 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Badgers Court, The Grove, Epsom

- Well-presented One Bedroom Retirement Apartment
- Popular and Well-maintained Development
- Spacious Living/Dining Room
- Double Bedroom with Fitted Wardrobes
- Residents' Communal Lounge
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 3178.42

Ground Rent: 575.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110597



Property Ref:

EPS110597 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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