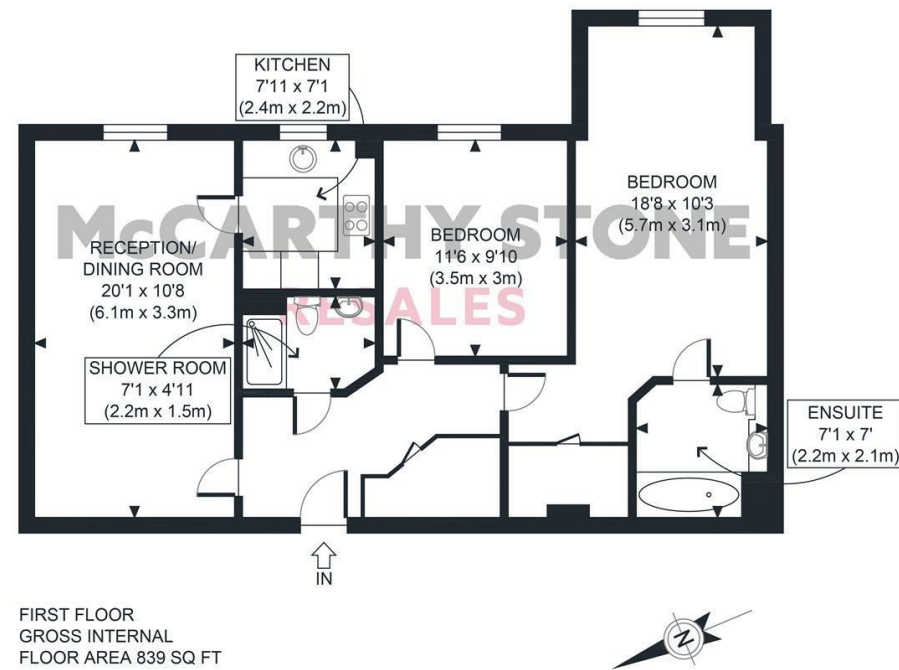


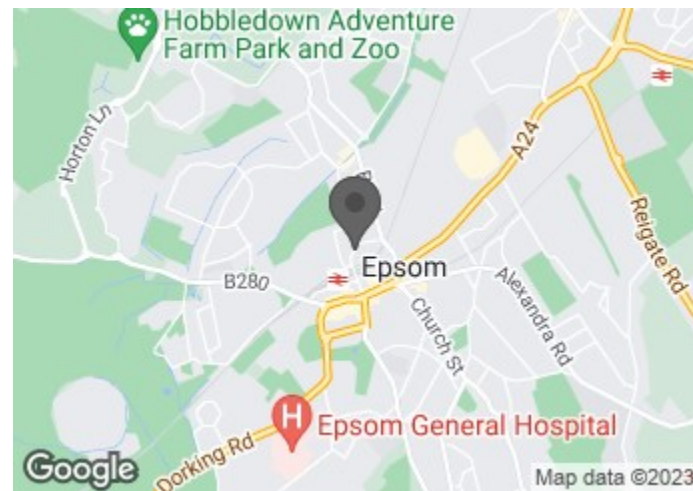
McCARTHY STONE RESALES

21 WELLINGTON COURT WATERLOO ROAD, EPSOM, KT19 8EX



APPROX. GROSS INTERNAL FLOOR AREA 839 SQ FT / 78 SQM	Wellington Ct
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 05/05/22
	photoplan

COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



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A beautifully presented and spacious two bedroom, two bathroom first floor apartment in this desirable retirement living complex and superbly convenient for all local amenities including bus and railway links and Epsom High Street.

ASKING PRICE £365,000 LEASEHOLD

For further details, please call **0345 556 4104**
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WATERLOO ROAD, EPSOM

2 BED | £365,000

SUMMARY

Wellington Court was constructed by award-winning retirement home specialists McCarthy and Stone, Wellington Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. The apartment comprises of a modern fully fitted kitchen, underfloor heating, two spacious double bedrooms, en-suite bathroom to the master bedroom, fitted and tiled shower room and a large living room. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

Wellington Court is ideally located in Waterloo Road close to Epsom town center and High Street with it's vast array of local shops, supermarkets, restaurants, Theatre and Cinema. The nearby railway station offers services to London Waterloo and London Victoria and there are good bus services from Epsom linking nearby towns such as Kingston upon Thames, Surbiton, Sutton and Dorking. These are also easily accessible by road.

The cost of heating, domestic hot water, water rates and buildings insurance are a few of the services included within the service charge.

It is a condition of purchase that all residents must meet the age requirement of 60 years

ENTRANCE HALLWAY

Spacious entrance hall, having a solid entrance door with spy-hole and letter box, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency call system, underfloor heating, walk-in storage cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. Doors lead into living room, two double bedrooms and shower room.

LIVING ROOM

A beautifully presented, bright and spacious living room with ample space for a sofa, arm chairs and dining table with chairs. Underfloor heating, raised electrical sockets, TV aerial and phone points, double glazed window with a south-easterly aspect with views over the landscaped gardens and rear car park, part glazed door to the kitchen.

KITCHEN

Modern fully fitted kitchen comprising an excellent range of wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist height electric oven and integrated fridge and freezer. Partly tiled walls and tiled floor. Double windows with a south-easterly aspect.

BEDROOM ONE WITH EN-SUITE BATHROOM

A spacious double bedroom benefitting from a walk in wardrobe with hanging and shelving, ceiling light points, raised electrical sockets, BT phone point and TV aerial point. Underfloor heating. Door to en-suite bathroom.

EN-SUITE BATHROOM

Fully tiled and fitted with suite comprising a panel enclosed low level bath with mixer taps and wall

mounted shower attachment with glazed shower screen, grab rails. Low level WC, vanity unit with wash basin and storage beneath, mirror and light fitting with shaver point above, electric heater, extractor fan and emergency pull cord.

BEDROOM TWO

A second double bedroom of excellent proportions with ceiling light point, raised electrical sockets and underfloor heating, window with a south-easterly aspect.

SHOWER ROOM

Modern suite comprising of a low-level WC, pedestal wash-hand basin with mirror, light and shaver point, glazed shower cubicle and a thermostatically controlled adjustable wall mounted shower and grab rail. Fully tiled walls and floor, heated towel rail and underfloor heating, emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager and heating within the apartment and domestic hot water.

Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,104.56 p.a. (for financial year end 31/03/2023)

LEASEHOLD

Lease 125 Years from 2013

Ground Rent £495 per annum reviewed 06/2028

CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

