



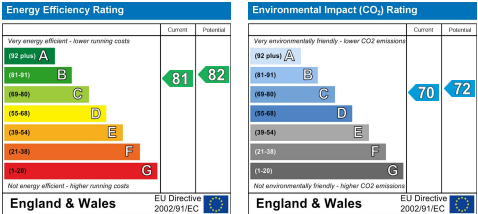
**33, Greenwood Court 7-9, The Parade,
Epsom
Surrey KT18 5DP**

- ENTRANCE HALL • LIVING ROOM • JULIETTE BALCONY • FITTED KITCHEN • 2 BEDROOMS • BATHROOM • COMMUNAL GARDENS • RESIDENTS LOUNGE • GUEST SUITE • RESIDENTS LAUNDRY ROOM

£295,000 - Leasehold

SET ON THE TOP FLOOR WITH VIEWS OVER DULSHOTT GREEN AN ATTRACTIVE 2 BEDROOMED APARTMENT IN THIS POPULAR RETIREMENT DEVELOPMENT. THE LOCATION PROVIDES EASY ACCESS TO EPSOM'S COMPREHENSIVE TOWN CENTRE WITH ITS RANGE OF SHOPS, STATION, THEATRE, ETC. NO ONWARD CHAIN. SOLE AGENT. EPC - B.

Continuation: 33, Greenwood Court 7-9, The Parade,, Epsom



Communal Entrance Hall

With Residents Lounge, Laundry room and House Managers Office, lift or stairs to the 3rd floor.

Entrance Hall

Deep linen cupboard with hot water tank, access to loft, entry phone/alarm point,

Living Room

overall 18'7 x 11' (overall 5.66m x 3.35m)
Double glazed door and side window leading to Juliette Balcony overlooking Dulshott Green, storage heater, coved cornice, twin ceiling light points, alarm pull, glazed double doors to:

Kitchen

9' x 5'8 (2.74m x 1.73m)
Double glazed window with views over Green. Base units with cupboards and drawers, work tops with inset sink unit, inset hob with cooker hood over, wall units. full height unit with inset oven, space for appliances, alarm pull.

Bedroom 1

17'5 x 9'2 (5.31m x 2.79m)
Double glazed window with views over Green, double wardrobe with folding mirror fronted doors, storage heater, coved ceiling, alarm pull.

Bedroom 2

11' x 8'8 (3.35m x 2.64m)
Electronically assisted Velux window with fitted blind, electric panel heater, coved ceiling, alarm pull.

Bathroom

Panel bath with shower over, grab rail and screen to side, wash basin with cupboard beneath, low level wc, tiled walls, wall fan heater, heated towel rail, extractor fan, alarm push.

Residents Facilites

Residents have the use of the Residents Lounge which leads out to the

Communal Gardens with Patio area leading onto Lawn with well stocked flower and shrub borders.

Residents also have use of a Laundry room with washing machines and tumble dryers and there is a bookable Guest Suite.

Occupancy Criteria

We understand that occupancy is restricted to those over 60.

Lease Details

We are advised that the lease is for 125 years from February 2003 (approx 110 years unexpired) with a current Ground Rent of £425.00 p.a.
Maintenance £3484.36 p.a.

Council Tax

Epsom & Ewell B.C. - band 'E' - £2249.45 for the year to 31/03/19.



TOTAL APPROX. FLOOR AREA 581 SQ.FT. (53.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.