







Kingston Road, Epsom

Tenure: Leasehold

- No Chain
- Large Reception
- Lift access
- Non allocated Parking
- First-floor retirement apartment (over 60s)
- Residents' lounge, laundry, guest suite and communal gardens
- Vibrant Community Feel
- Viewings are highly recommended

Asking Price £90,000

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DESCRIPTION

Offered to the Market Chain Free,
Nestled on Kingston Road in the charming town of Epsom, this delightful retirement property exclusively for residents aged 60 and over, offers a perfect blend of comfort and convenience. Built in 2007, the residence spans an inviting 517 square feet, providing ample space for a relaxed lifestyle.

The property features a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. The single bedroom is designed to be a peaceful retreat, ensuring restful nights and a serene atmosphere. Additionally, the bathroom is thoughtfully designed to cater to the needs of its residents, enhancing the overall functionality of the property.

This retirement property is situated in a desirable location, offering easy access to local amenities and transport links, making it an excellent choice for those seeking a vibrant community. With its modern construction and practical layout, this home is perfect for individuals looking to downsize without compromising on quality or comfort.

Whether you are seeking a tranquil place to enjoy your retirement or a welcoming community to be a part of, this property on Kingston Road is sure to meet your needs. Don't miss the opportunity to make this charming residence your new home.



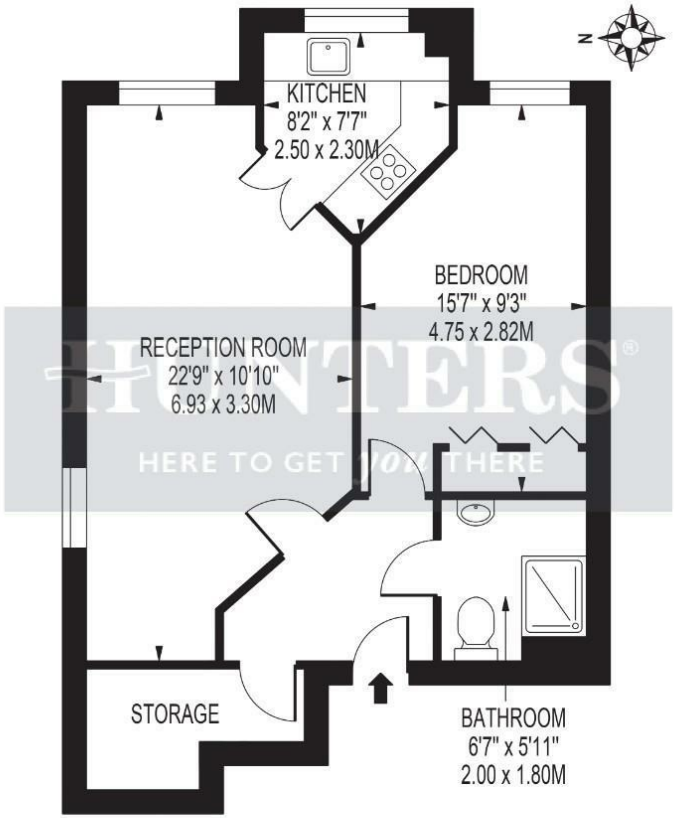






CALVERLEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **517 SQ FT - 48.06 SQ M**



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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 OR 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.

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

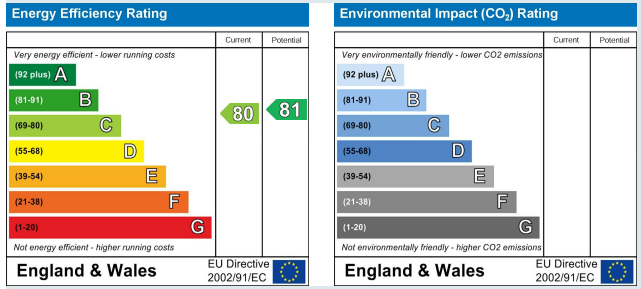
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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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