



The Grove, Epsom, KT17 4JU





£235,000

## Leasehold

- Established Retirement Development
- Top Floor
- Prestigious Development
- Two Double Bedrooms
- Large Living Room
- High Quality Fitments
- Refitted Shower Room
- Allocated Parking Space
- On-Call Manager/Warden

Located in a leafy backwater close to Epsom High Street, this attractively priced retirement apartment is offered to the market with no onward chain. Badgers Lodge and neighbouring Badgers Court are located at the end of a peaceful cul de sac and benefit from an on site warden and communal lounge.

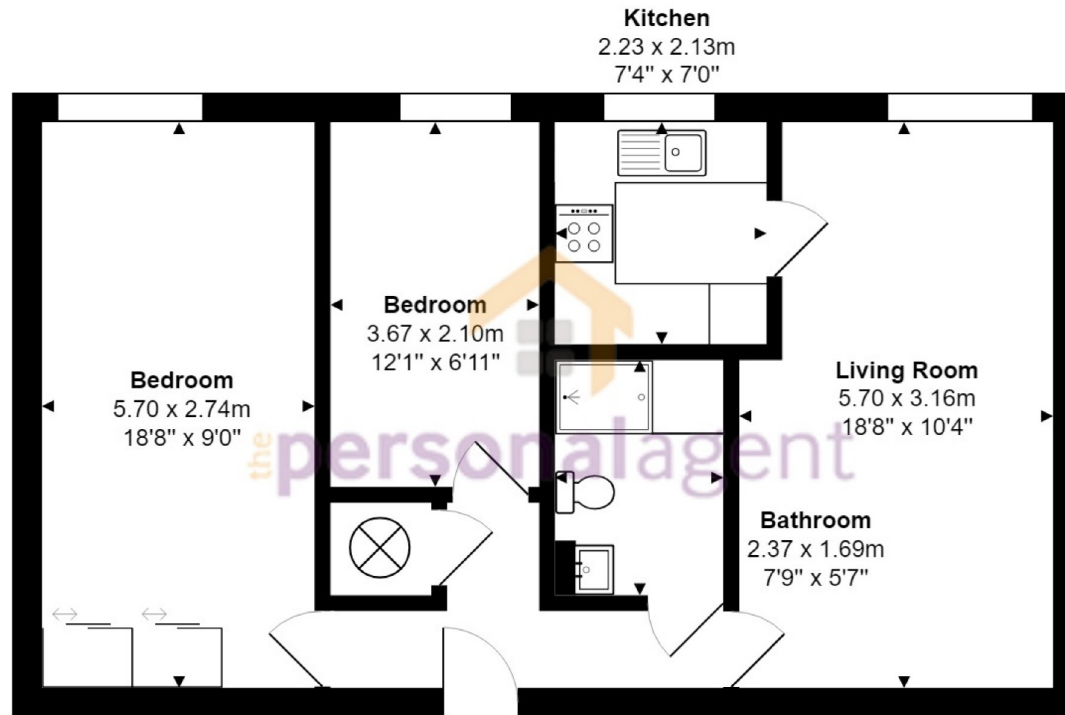


**Description:** An attractive first floor retirement apartment of around 625 sq ft. Serviced by a lift the property consists of a spacious lounge/diner, fitted kitchen, 2 generous bedrooms and a shower room. The property is in a livable state but would benefit from updating.

Offered to the market with no onward chain the property should be viewed at your earliest convenience to avoid disappointment.

**Location:** Situated within close proximity to Epsom town centre and mainline station (approximately a 10 minute walk); with regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). 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. The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre feature pool, gym and other sports facilities. 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 airports.





### First Floor Flat

Badgers Lodge, The Grove, Epsom

Total Area: 58.0 m<sup>2</sup> ... 625 ft<sup>2</sup>

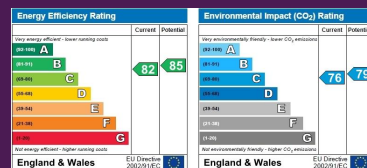
Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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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.



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