



**BADGERS COURT THE GROVE EPSOM KT17 4JW**

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A well presented one bedroom first floor retirement flat within a short walk of Epsom town centre and station with the benefit of no onward chain.

Communal Entrance with entry phone system, lift or stairs to First Floor. Doorway to Entrance Hall: coved cornice to ceiling, deep storage cupboard with cloaks hanging area. Sitting Room: coved cornice to ceiling, two wall light points, fireplace with polished wood surround. Double glazed doors to Kitchen: four ring electric hob with extractor above and adjacent oven, single stainless steel sink unit with mixer tap, comprehensive range of eye level units with cupboards and drawers below, space for fridge, space for freezer, ceramic tiled splashback, window overlooking communal gardens. Bedroom: fitted wardrobes with cupboards above, coved cornice to ceiling. Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., walls fully tiled, tiled flooring.

Outside is a well maintained communal garden and visitor parking.

EPC = B  
Council Tax Band: C

Lease: 125 years from 01/12/1991 – 93 years remaining  
Service/Maintenance Charge: £1,334.44 per 6 months  
Ground Rent: £236.83 per 6 months



**Asking Price £140,000 Leasehold**

Total Approx. Floor Area 44.5 Sq.M. (479 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.