



LORD ROSEBERY LODGE ELM GROVE EPSOM KT18 7LZ

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A first floor one bedroom retirement apartment, for the over 60's, in this highly sought after location within a walk of Epsom Town Centre. The property is offered to the market in good condition throughout and was carefully chosen by the first owner who purchased off plan because of its location on the end of the apartment block overlooking all communal gardens. The property has the benefit of no onward chain and an on-site manager.

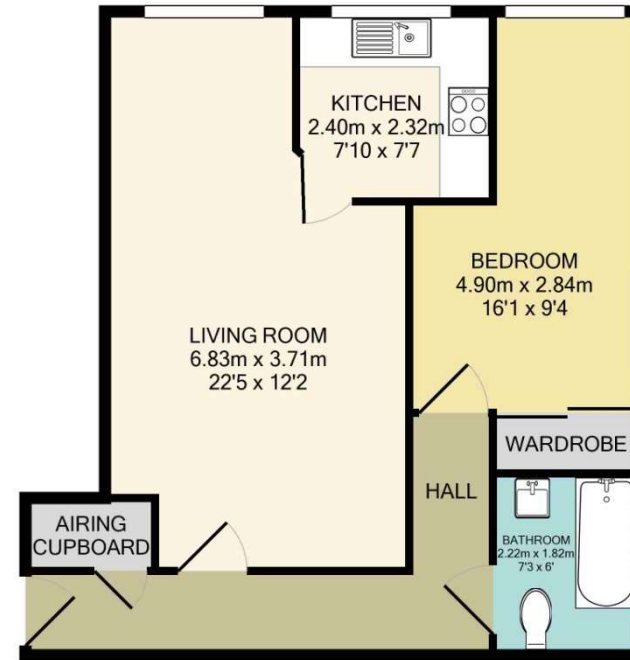
Entryphone system leads to stairs to First Floor. Entrance Hall: coved cornice to ceiling, dado rail, large spacious cupboard with shelving and meters. Sitting Room: views over communal garden, coved cornice to ceiling, glazed door through to Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with drainer set under window overlooking gardens, four ring electric hob, extractor above, adjacent oven, integral fridge, integral freezers, walls tiled in modern ceramics, coved cornice to ceiling. Bedroom: being spacious, light and airy, double wardrobe with mirrored fronts, double aspect, coved cornice to ceiling, ample space for dressing table and bedside cabinets. Bathroom: panel enclosed bath, shower attachment, wash hand basin set in vanity unit, low level w.c., ladder back heated chrome towel rail, walls fully tiled with matching border, wood effect flooring.

Outside: Well maintained communal gardens. Parking.

EPC= C  
Council Tax: Band D

Lease Expires: 1 January 2135  
Service/Maintenance Charge: Approx. £270.83 per month/£3,250.00 per annum  
Ground Rent: Approx. £50.00 per month/£600.00 per annum

**Asking Price £115,000 Leasehold**



Total Approx. Floor Area 53.3 Sq.M. (574 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.