



7 BADGERS COURT

THE GROVE, EPSOM, SURREY, KT17 4JW

**& RICE
ROMAN**

Sales | Lettings | Property Management

A lovely ground floor apartment with direct access to a south west facing patio

£200,000

EPC Rating C

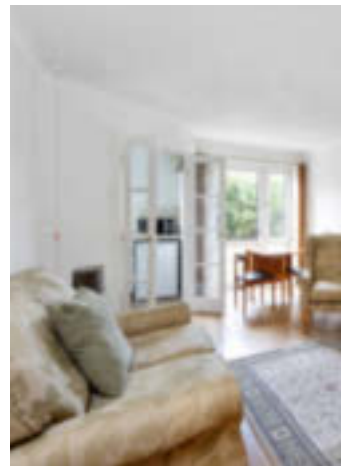
- **Exclusively For Those Aged 60+**
- **Direct Access To Private Patio**
- **One Bedroom Ground Floor Apartment**
- **South West Facing Aspect**
- **Popular Location**
- **Parking Available**

The flat is located to the rear of the development and consists of a reception room leading directly onto private patio, reception room opening onto kitchen, a shower room, kitchen with a window and good sized double bedroom. This apartment benefits from being close to the communal entrance, communal lounge and a lovely and peaceful south west facing aspect, which will allow you to enjoy those summer evenings.

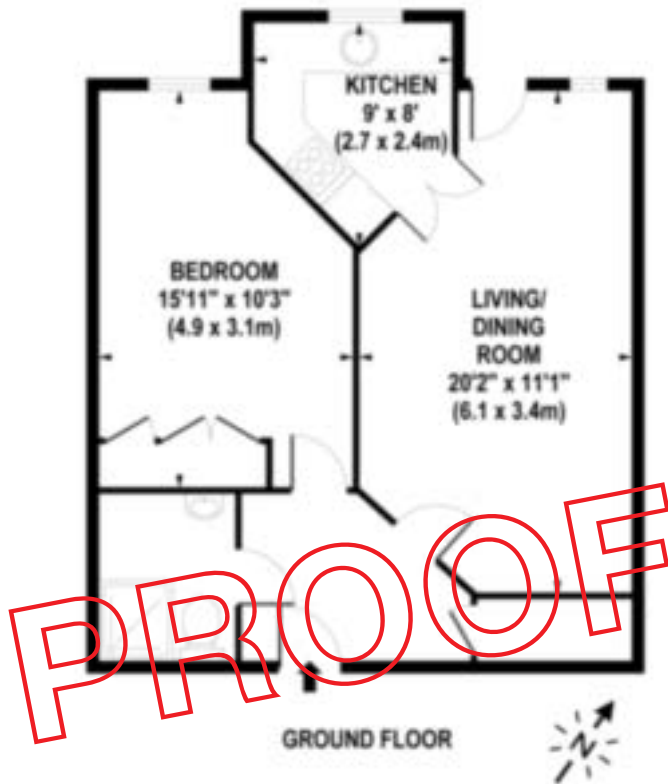
SERVICE CHARGE: £2,502.73 PA

GROUND RENT: £473.66 PA

LEASE LENGTH: 96 YEARS







APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms 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 any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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