



**15 Homewater House, Epsom, KT17 4QJ**  
**Asking Price £199,995**

Thomas and May is delighted to offer to market this first floor two bedroom purpose built apartment located in a development for "Over 55's". The apartment is situated in a gated development within walking distance of shops, amenities and Epsom station with excellent links to London Waterloo, Victoria and London Bridge. The property features; two bedrooms, lounge, kitchen, bathroom, Communal facilities include residents lounge and kitchen, guest bedroom, laundry room and gardens. No Onward Chain.

**Entrance**

Communal entrance with entry phone system, lift and stairs to first floor.

**Hallway**

Private front door leading to hall, storage cupboard housing fuse board, electric radiator, power points, emergency pull cord, doors to:

**Lounge 24'0" x 10'10" (7.34 x 3.31)**

Side view double glazed bay window, power points, two electric radiators, telephone point, TV aerial point, emergency pull cord, arch leading to:

**Kitchen 10'10" x 5'11" (3.31 x 1.82)**

Range of wall and base units with roll edge worktop, sink with drainer and chrome mixer tap, integrated electric oven, integrated hob with extractor fan over, space for fridge/freezer, extractor fan, part tiled walls, power points, tiled effect flooring.

**Bedroom 1 18'4" x 8'7" (5.59 x 2.63)**

Double glazed sliding patio doors to balcony, built-in wardrobe, electric radiator, power points, emergency pull cord.

**Bedroom 2 14'5" x 6'7" (4.4 x 2.02)**

Double glazed window, built-in wardrobe, electric radiator, power points, emergency pull cord.

**Bathroom**

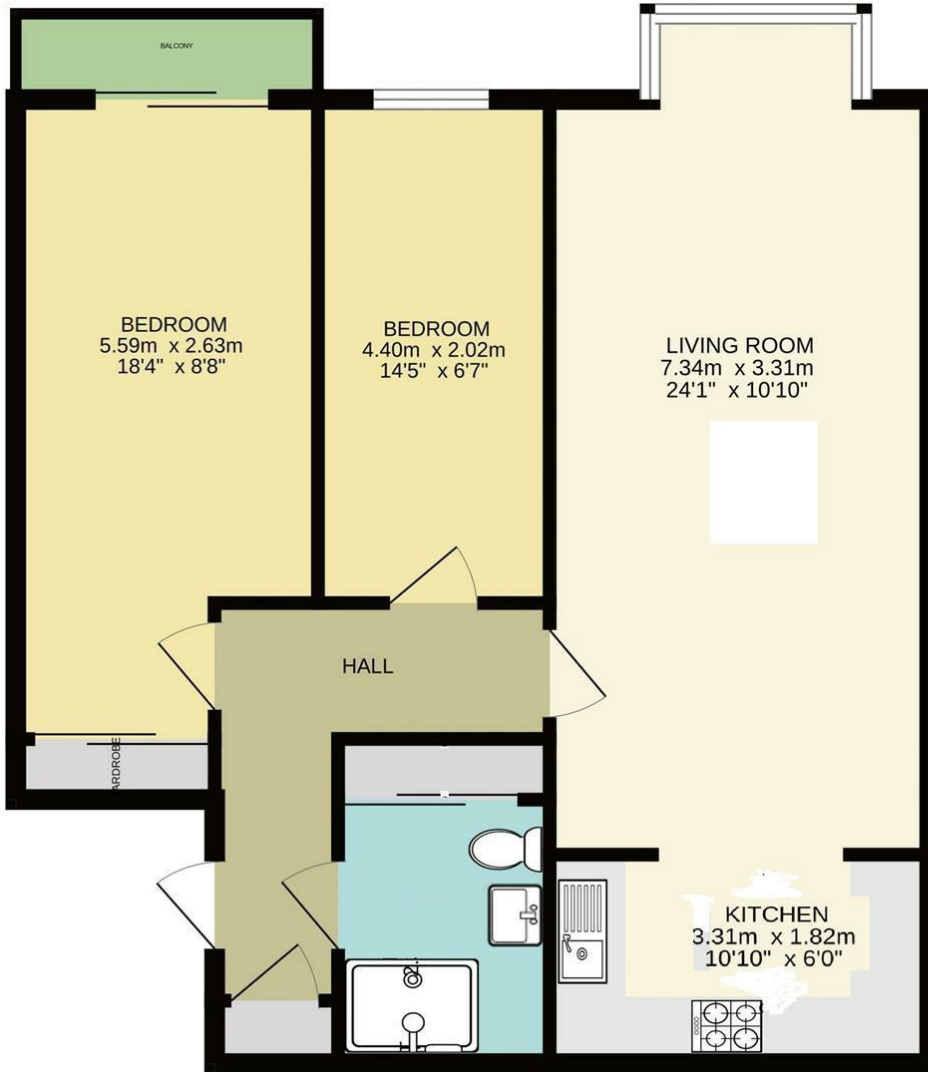
Three piece suite comprising low level wc with concealed cistern, sink, shower enclosure with power shower, part tiled walls, extractor fan, emergency pull cord, storage cupboard housing hot water tank.

**Communal Areas:**

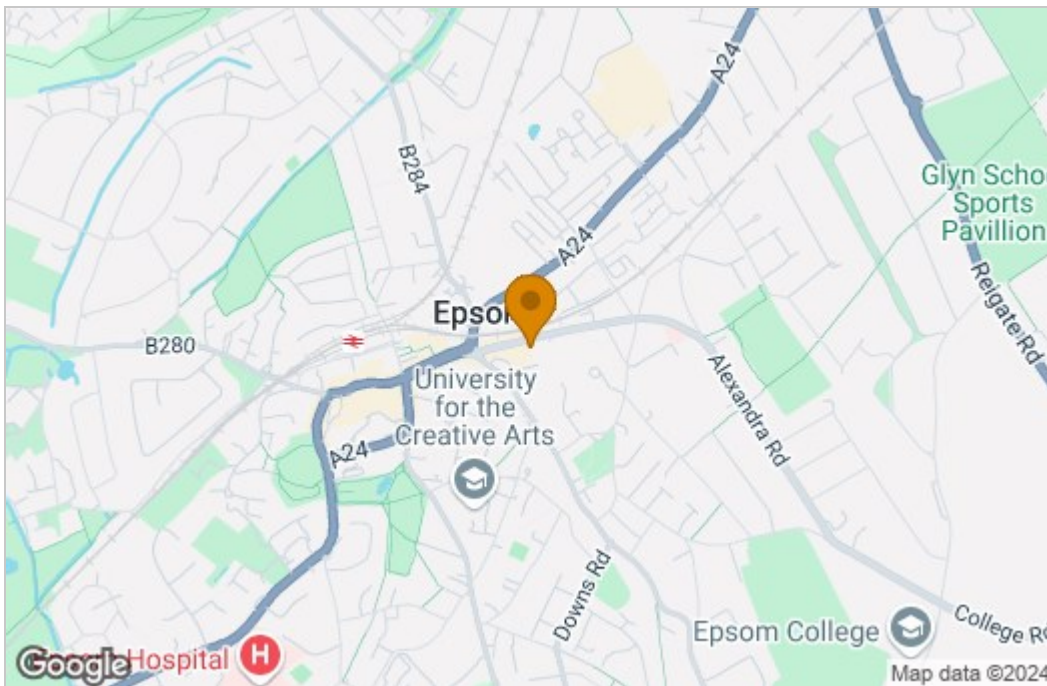
Communal lounge with kitchen, laundry room, garden, guest bedroom.

**Council Tax Band C**

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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