



14 Parkside Court, Epsom, KT17 4BP
Asking Price £290,000

Thomas & May is delighted to offer to the market this well presented one bedroom apartment located in a sought after development with views over Alexandra Park and within 0.5 miles of Epsom Town Centre with its shops, local amenities and excellent rail links to London. This large apartment offers over 55sqm of accommodation which comprises lounge with dining area opening onto the rear facing balcony with views over Alexandra Park, fitted kitchen, double bedroom and shower room. The property benefits from a garage, communal gardens and unallocated parking. No Onward Chain.

COMMUNAL ENTRANCE

Entry phone system, stairs leading to all floors.

ENTRANCE HALL

Wooden front door with spy hole leading to entrance hall, telephone entry system, smoke alarm, wood flooring, storage cupboard, door to:

LOUNGE/DINING ROOM 22'10" x 15'4" (6.96 x 4.67)

Rear aspect double glazed window, double glazed door opening onto balcony, feature radiator, power points, telephone point, thermostat control for central heating, dimmer switch, door to:

KITCHEN 10'5" x 5'10" (3.18 x 1.78)

Rear aspect double glazed windows, range of wall and base units, roll edge work top, stainless steel sink with drainer and mixer tap, integrated oven with gas hob and extractor fan over, space and plumbing for washing machine, space for fridge/freezer, power points, part tiled walls, tiled floor.

BEDROOM 16'2" x 10'5" (4.93 x 3.18)

Rear aspect double glazed windows overlooking communal garden and park, storage cupboard housing boiler, power points, dimmer switch, radiator.

SHOWER ROOM 7'7" x 6'4" (2.31 x 1.93)

Three piece suite comprising low level w.c. with concealed cistern, vanity unit with cupboards and inset basin with mixer tap, shower cubicle with rainfall shower, tiled floor, part tiled walls, extractor fan, chrome towel rail.

BALCONY

Overlooking rear garden and Alexandra park, outside light, power point.

OUTSIDE

GARAGE 16'2" x 8'3" (4.93 x 2.51)

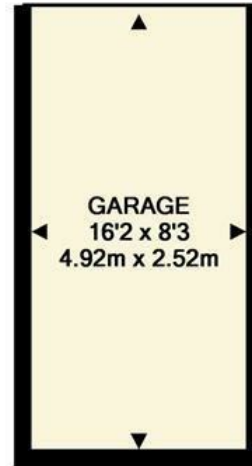
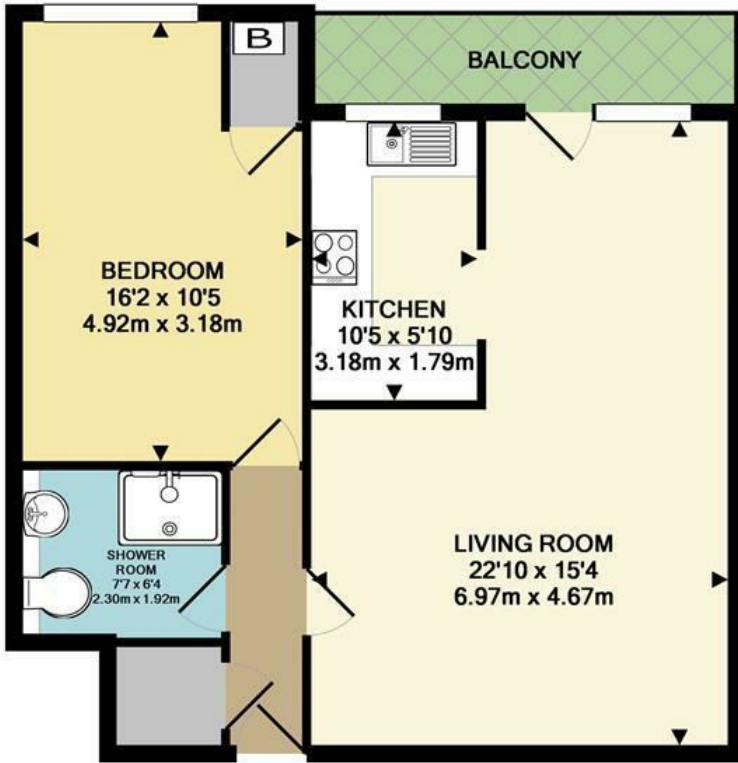
COMMUNAL GARDENS

To front and rear of development laid mainly to lawn.

UNALLOCATED PARKING

Council Tax Band C

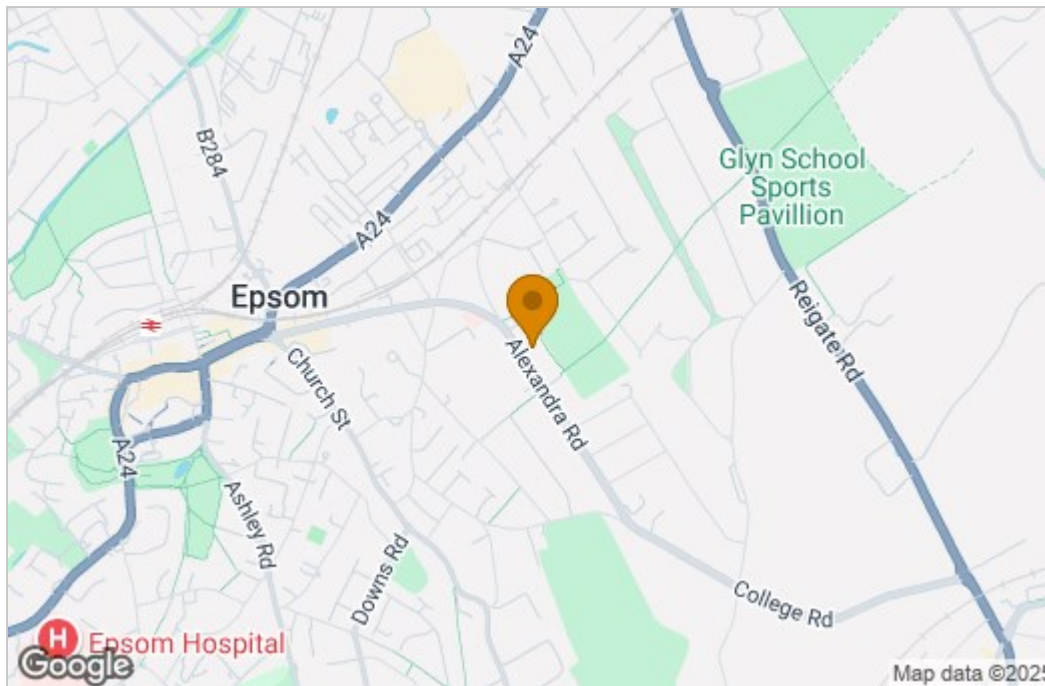
Floor Plan



TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.