



Lammtarra Place Windmill Lane

Epsom, Surrey, KT17 1HY

Offers Over £350,000



Thomas & May is delighted to bring to the market this two bedroom, two bathroom first floor apartment in a rarely available sought after development. Located in an excellent position close to Glyn and Wallace Fields schools, within 0.7 miles of both Epsom and Ewell West (Zone 6) train stations and Epsom town centre with all its shops and amenities. The property has a large fitted kitchen, a bright reception room with juliette balcony, principle bedroom with en-suite and another double bedroom. The property benefits from an allocated parking space and communal gardens. No Onward Chain



Communal Entrance

Communal front door with entry phone system, stairs leading to first floor.

Entrance

Front door with spy hole leading to entrance hall which has wood effect flooring, underfloor heating, power points, storage cupboard housing hot water cylinder, doors leading to.

Lounge 14'7" x 12'0" (4.45 x 3.67)

Front aspect double glazed French doors with juliette balcony, continuation of wood effect flooring, under floor heating, TV aerial point, power points, telephone point.

Kitchen 12'0" x 7'6" (3.67 x 2.3)

Side aspect double glazed window, range of wall and base units, roll edge work top with one and half bowl sink with drainer and mixer tap, integrated fridge/freezer, integrated oven, integrated hob with extractor over, space and plumbing for washing machine, tiled floor with underfloor heating, part tiled walls, power points.

Principle Bedroom 14'1" x 13'0" (4.3 x 3.97)

Front aspect double glazed window, underfloor heating, power points, TV aerial point, telephone point, door leading to.

En-suite

Side aspect double glazed frosted window, three piece suite comprising low level wc inset cistern, inset basin with mixer tap, shower cubicle with power shower, extractor fan, tiled walls, tiled floor.

Bedroom 10'2" x 8'5" (3.1 x 2.58)

Front aspect double glazed window, wood effect flooring, underfloor heating, power points, TV aerial point, telephone point.

Bathroom

Three piece suite comprising, low level wc with concealed cistern inset basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, extractor fan, shaver point, tiled floor, part tiled walls.

Outside

Allocated Parking Space

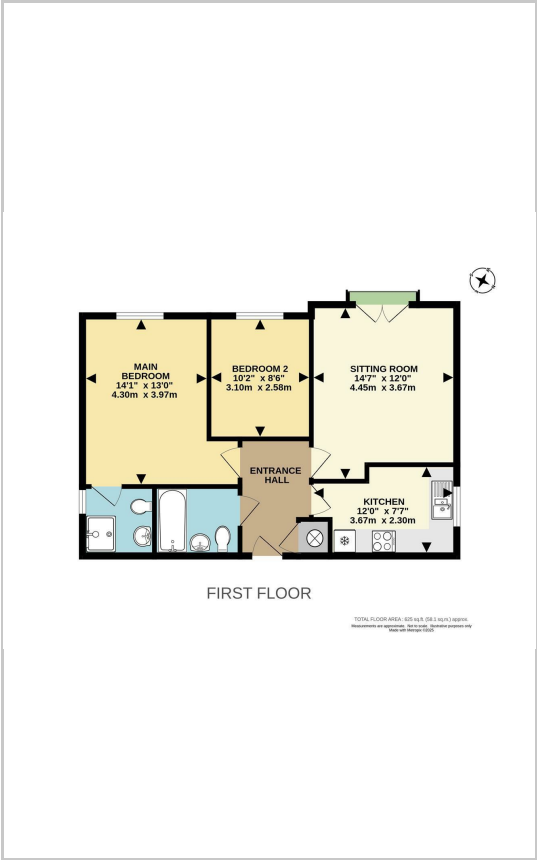
Communal Gardens

Council Tax Band D

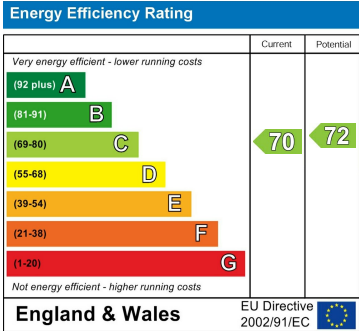
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.