



## 18 The Stanfords, East Street

, Epsom, KT17 1JE

**Asking Price £255,000**



Thomas & May is delighted to offer a wonderful opportunity to acquire a top floor one bedroom apartment, that would make an ideal first time purchase or rental investment. Located equidistant of both Epsom Town Centre and the heart of Ewell Village both offering shops, local amenities and mainline stations. Accommodation comprises lounge, fitted kitchen, double bedroom and bathroom. The property also benefits from an allocated parking space and communal gardens. No Onward Chain.



Communal Entrance

Communal front door with entry phone system, stairs leading to all floors.

Entrance

Front door leading to hall, telephone entry system, power point, smoke alarm, two storage cupboards one housing hotwater cylinder, hatch giving loft access, doors to:

Lounge 16'0" x 11'10" (4.89 x 3.62)

Side aspect double glazed window, wood effect flooring, radiator, power points, TV aerial point, door leading to:

Kitchen 7'8" x 5'8" (2.36 x 1.74)

Front aspect double glazed window, range of wall and base units, roll edge work top, sink with drainer and mixer tap, space for oven with extractor over, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, power points, wood effect flooring.

Bedroom 11'10" x 9'10" (3.62 x 3.01)

Side aspect double glazed window, radiator, power points.

Bathroom

Three piece suite comprising low level wc with concealed cistern, inset sink, bath with power shower over, radiator, part tiled walls wood effect flooring.

Outside

Allocated parking space

Communal Gardens

Council Tax Band C

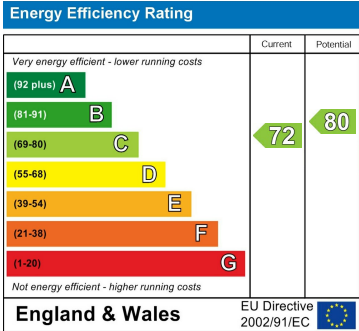
Area Map



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.