



67, Sandown Lodge Avenue Road, Epsom, Surrey, KT18 7QU

Asking Price £535,000



- SOUGHT AFTER BLOCK IN EPSOM
- THREE DOUBLE BEDROOMS
- BRIGHT DINING & LIVING ROOMS
- EN-SUITE & FAMILY BATHROOM
- ALLOCATED UNDERGROUND PARKING
- A WALK TO EPSOM TOWN CENTRE
- BUILT-IN STORAGE
- LARGER THAN AVERAGE KITCHEN
- WELL KEPT COMMUNAL GARDENS
- NO CHAIN

Description

This spacious bright and recently decorated second floor apartment is approached by a communal hallway, which features original fittings providing access to the apartment via stairs or lift.

Once inside the inviting hallway leads to the living room, kitchen, each bedroom and the main bathroom. Off the bright spacious living room is a dual aspect dining room which conveniently interlinks to the kitchen, offering views across the grounds and surrounding areas. The kitchen boasts a good range of wall and base units with a built in: oven, hob, extractor, dishwasher and freezer, with space for; a washing machine and additional fridge freezer, complemented by granite worktops.

There are three double bedrooms in the property each with built-in wardrobes with the principal featuring an en-suite shower room. The family bathroom, with over bath shower, completes the accommodation.

Outside the property features its own allocated parking space within an enclosed, secure underground car park. The communal grounds are beautifully maintained and offer ample space for residents to enjoy the open air.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	D
Lease	956 years remaining
Service Charge	£3659.16 P.A
Ground Rent	£0



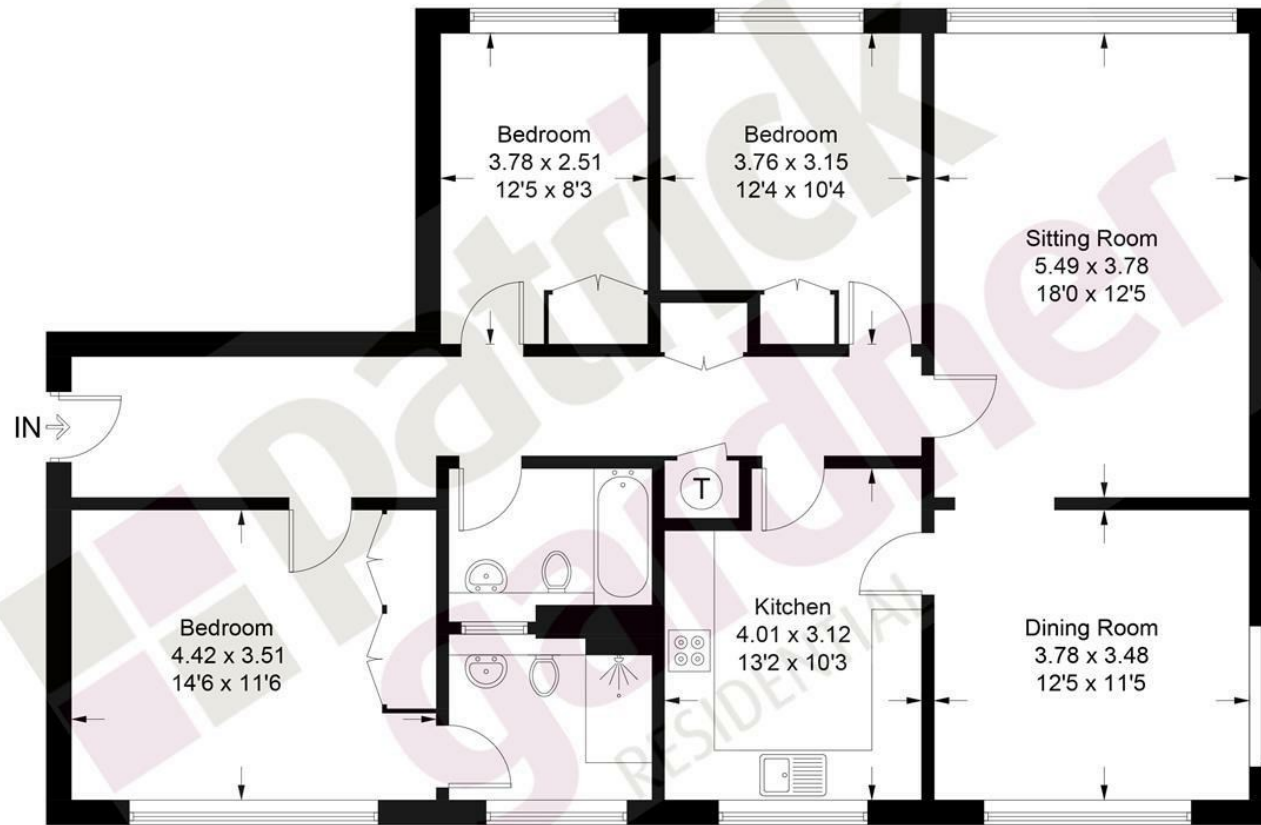
Situation

This home is a short walk away from Epsom Town Centre with its excellent local shopping facilities and attractive commuter train station providing services to London Bridge, Waterloo and Victoria. Many inviting and bustling local villages complement the facilities on offer here and feature many community events, pubs, restaurants and coffee shops. Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park, St Martins Primary School, Stamford Green primary school, St. Giles Infant School as well as, Epsom collage, Rosebery and Glyn secondary schools, to name but a few.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in the nearby town of Epsom, just a 5-minute drive away. Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits including across Epsom downs, the home of 'The Derby'.

Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1236312)

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