

## Derby Close Epsom, KT18 5QN

An opportunity to acquire a TWO BEDROOM semi-detached retirement bungalow FOR THE OVER 60's dating from the mid 1980's. The property is situated in a prime position within this quiet development and offers a lounge and large conservatory overlooking the communal gardens. The property also has a shower room, fitted kitchen and new electric heaters. All is located within a few minutes walk of Tattenham Corner and Epsom Downs racecourse with transport links and local amenities all within easy reach. SOLE AGENTS. NO ONWARD CHAIN

Offers In The Region Of £390,000 - Leasehold - Share of Freehold



## PORCH

Accessed via double glazed door with double glazed windows to the side. Light. Tiled floor. Bin / storage cupboard also housing the electric meter. Giving access to the:

## FRONT DOOR

Hardwood front door with double glazed window (Bedroom two) to the side giving access through to the:

## ENTRANCE HALL

Electric heater. Emergency pull cord. Loft hatch.

## LOUNGE

Coving. Double glazed window to the side enjoying a lovely outlook of the communal garden. Airing cupboard housing the water tank. Electric heater. Double opening French doors giving access to the:

## CONSERVATORY

Double opening doors giving access to the communal gardens. Tiled floor. Double glazed windows.

## KITCHEN

Roll edge work surface incorporating a stainless steel sink drainer. Integrated electric hob with extractor above and electric oven below. Space for washing machine. Range of eye level cupboards. Electric heater. Double glazed windows overlooking the front.

## BEDROOM ONE

Double glazed windows to the rear. Fitted wardrobes. Electric heater.

## BEDROOM TWO

Double glazed window to the front. Fitted wardrobe.

## SHOWER ROOM

Walk in shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Electric heater. Emergency pull cord.

## OUTSIDE

There are communal garden around the property.

## LEASE

199 years from 1 January 2010

## SERVICE CHARGES

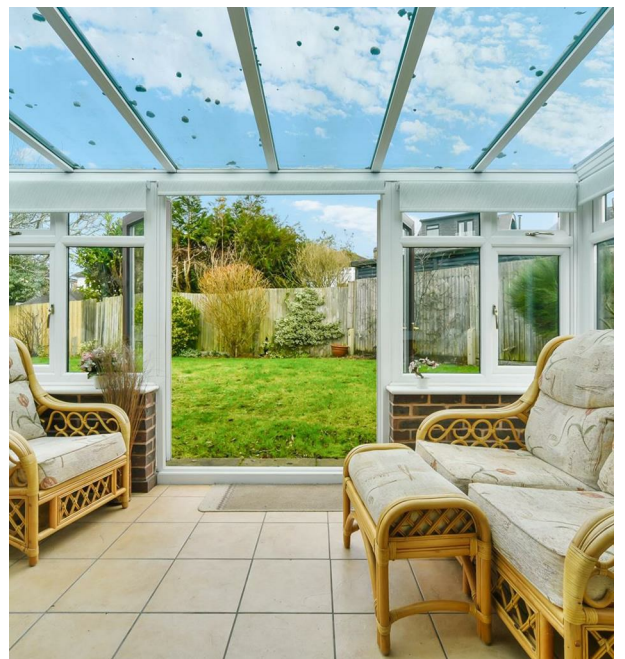
Approximately £242 per month which includes buildings insurance, window cleaning, maintenance of communal gardens, monitored alarm system and on-site manager who visits the once a week.

## AGE RESTRICTIONS

The eligible age for Derby Close is 60 years for a lady and 65 years for a gentleman and only one of them needs to have attained the age.

## COUNCIL TAX

Reigate & Banstead BAND D £2,235.36 2023/24

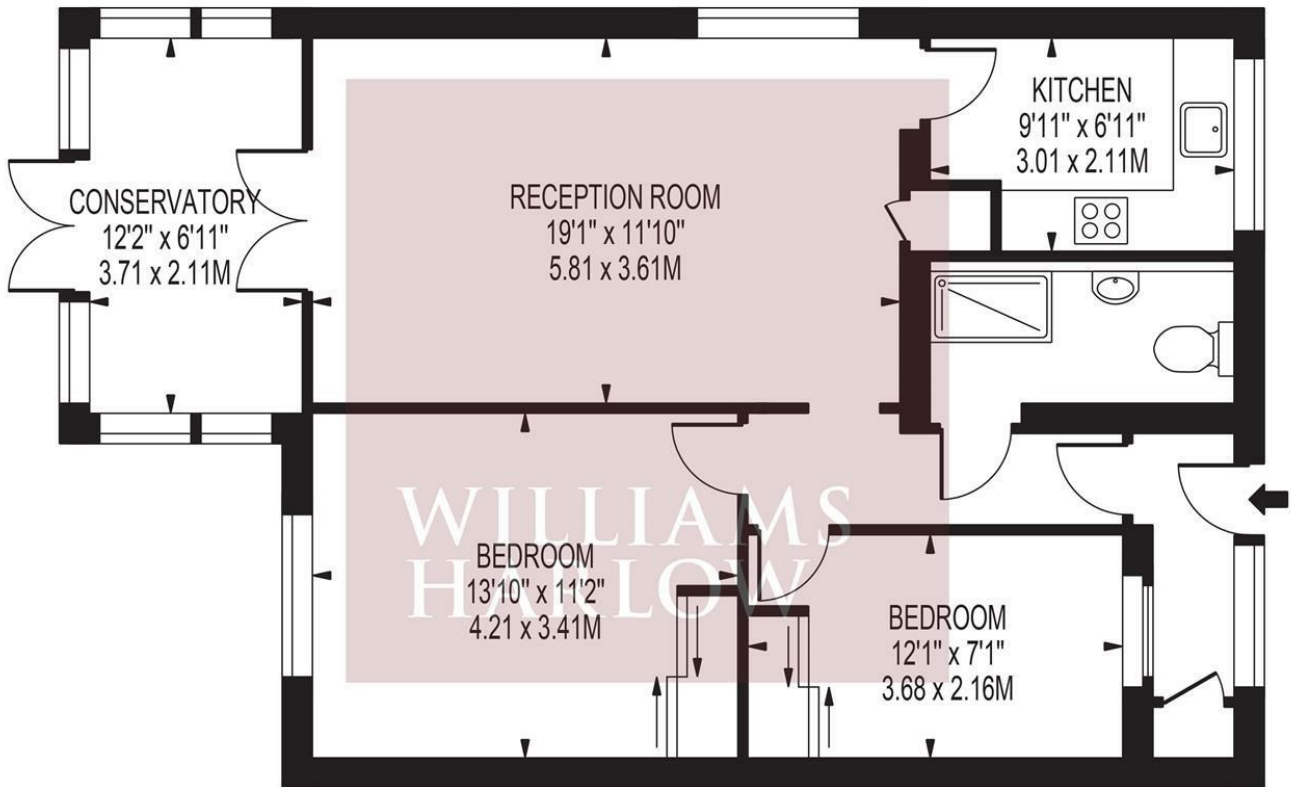


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**WILLIAMS  
HARLOW**

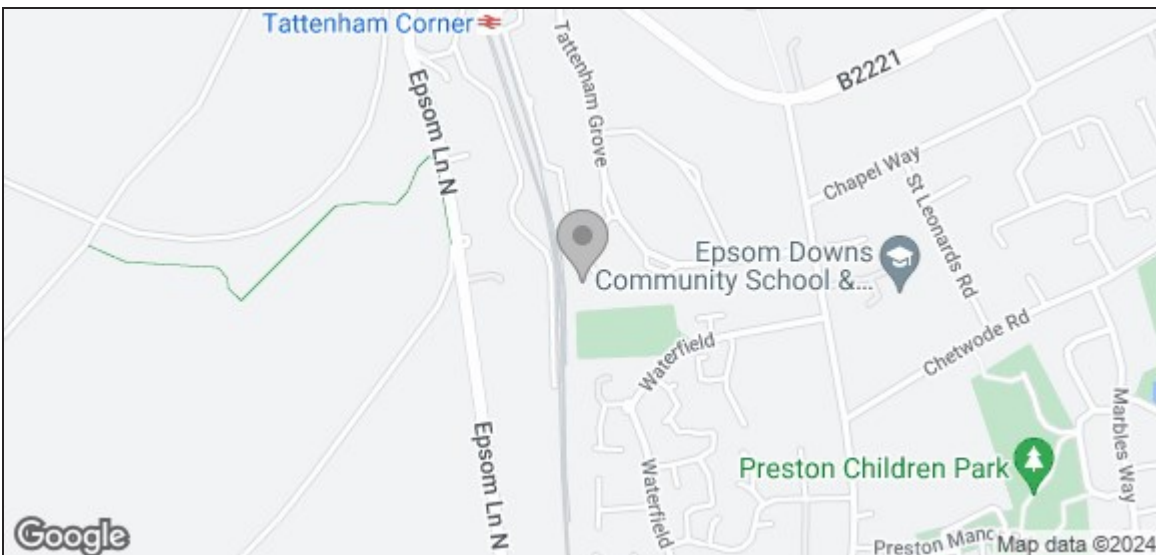
## DERBY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.75 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	