

**WILLIAMS  
HARLOW**

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## Wesley Place Epsom, Surrey KT18 5FB

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a TWO DOUBLE BEDROOM first floor apartment located within a GATED DEVELOPMENT. Tattenham Corner train station is just 0.7 miles away offering a commute to London Bridge within the hour, additionally a stone's throw away from the vast greens of Epsom Downs Racecourse. ALLOCATED PARKING for one vehicle and VISITORS PARKING available on site. SOLE AGENTS

£350,000 - Leasehold



## COMMUNAL ENTRANCE

Stairs to all floors.

## FIRST FLOOR ACCOMMODATION

Giving access to the:

### PRIVATE FRONT DOOR

Leading through to the:

### ENTRANCE HALL

Laminate flooring. Radiator. Airing cupboard housing the mega flow system with shelving. Plus an additional storage cupboard with shelving and houses the electric consumer unit.

### LIVING ROOM

Dual aspect. Large double glazed window to the front. Double glazed French doors with windows either side to a Juliet balcony with a wrought iron balustrade. 2 x radiators. 2 x feature lights.

Opening through to the:

### RE-FITTED KITCHEN

A modern comprehensive range of wall and base kitchen units. Composite work surfaces and a fully tiled splashback surround. Stainless steel sink drainer. Fitted gas hob with extractor above and electric fan oven below. Integrated appliances of fridge freezer, dishwasher and washing machine. Cupboard housing the boiler. Laminate flooring. Large double glazed window to the side. Extractor ceiling fan. Downlighters.

### BEDROOM ONE

Large double glazed window to the rear overlooking the communal gardens. Fitted wardrobe. Radiator. Door giving access to the:

### EN-SUITE SHOWER ROOM

Enclosed shower cubicle with wall mounted showerhead. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Downlighters. Extractor fan. Tiled floor and part tiled walls.

### BEDROOM TWO

A large double glazed window to the rear overlooking the communal grounds. Double bedroom. Fitted wardrobe. Radiator.

### MAIN BATHROOM

Bath with overhead shower and glass shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Large obscured double glazed window to the rear. Extractor fan. Part tiled walls and tiled floor.

## OUTSIDE

### PARKING

One allocated parking space located to the rear and accessed via electronic gates. Visitors parking on site.

### LEASE

109 Years remaining

### SERVICE CHARGES

£2042.40 per annum

## GROUND RENT

£320 per annum

## COUNCIL TAX

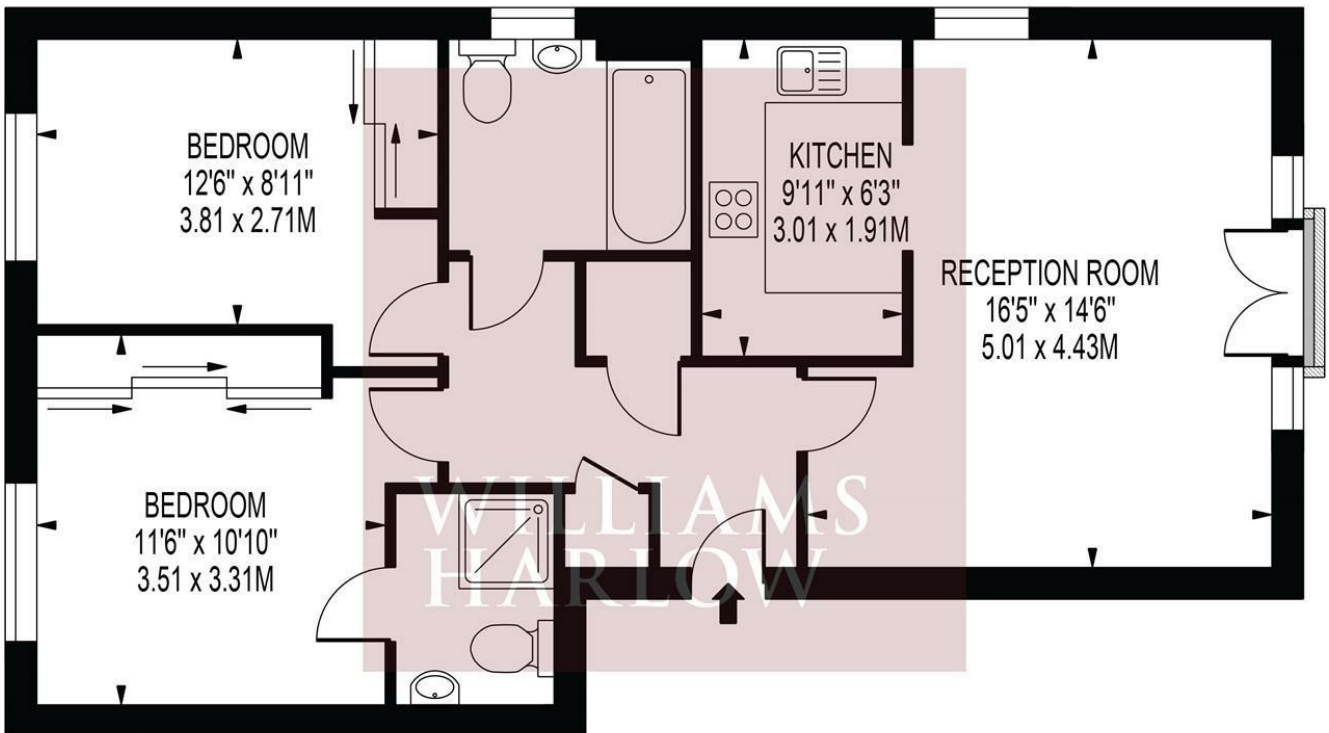
Reigate & Banstead BAND D £2,339.35 2024/25



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# BISHOPS HOUSE

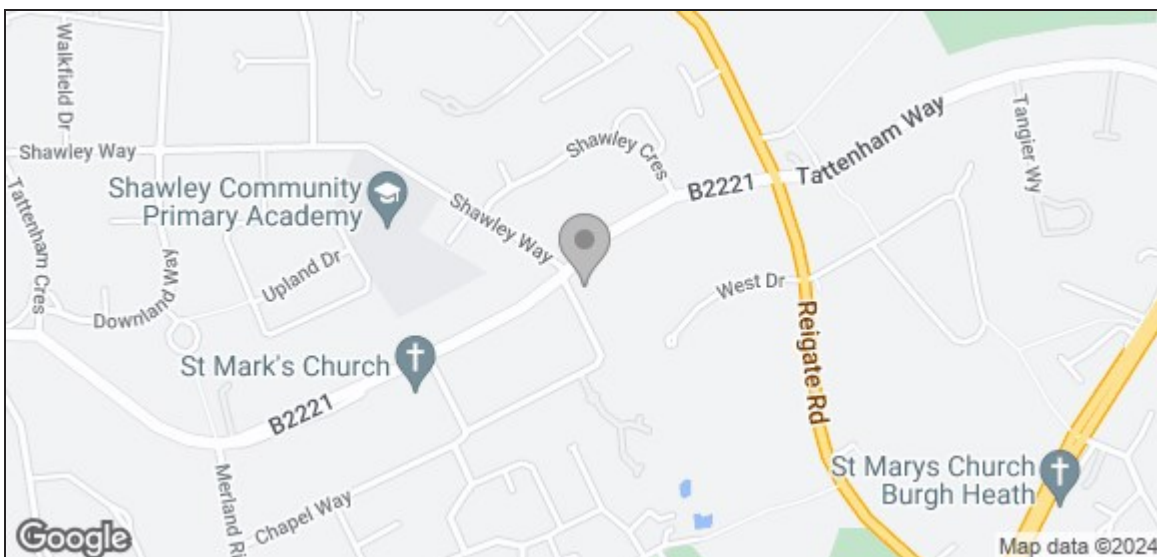
APPROXIMATE GROSS INTERNAL FLOOR AREA: 698 SQ FT - 64.87 SQ M



## FIRST FLOOR

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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	