



2 Pitt Place Church Street, Epsom, Surrey, KT17 4PY

Guide price £485,000



WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN - A chance to acquire a beautifully presented two bedroom first floor apartment, situated in a highly sought after gated complex in Epsom. This spacious property offers a modern and bright interior, with a generous open plan living dining room opening out to a private balcony with South Westerly aspect. There are two good sized bedrooms both with fitted wardrobes, a bathroom and an additional shower room, and a fully equipped contemporary kitchen with integrated appliances. Other benefits are two allocated underground parking spaces, a storage unit, a communal fridge freezer and laundry room and share of freehold.

Pitt Place is situated in the College area of Epsom, and only a short walk into Epsom Town Centre with all the facilities it has to offer including restaurants, shops, gyms, cinema and theatre. There are a variety of bus links and Epsom mainline train station all within easy reach. A viewing is highly recommended to appreciate the size and space of this lovely property.

Accommodation

Secure gated entrance. Security phone entry system, door into Communal Hall. Lift and stairs to 1st floor. Front door into

Entrance Hall

Coved ceiling, security phone entry system, panelled radiator, fitted carpet, airing cupboard housing immersion heater, storage cupboard.

Kitchen

Laminate worksurface with drawers and cupboards below, matching wall units above, inset stainless steel sink with chrome mixer tap, integrated electric double oven, gas hob and chrome extractor hood above, integrated slimline dishwasher, integrated fridge freezer, wall mounted 'Glow-worm' boiler, double glazed window to front aspect, laminate floor.

Living Dining Room

Coved ceiling, panelled radiators, fitted carpet, double glazed floor full length window to side aspect, double glazed sliding doors to private balcony area.

Private balcony with South Westerly aspect, outside light and power point.

Bedroom One

Range of built-in wardrobes with mirrored sliding doors, coved ceiling, panelled radiator, fitted carpet, double glazed full length window to side aspect.

Bedroom Two

Built in wardrobe, coved ceiling, panelled radiator, fitted carpet, double glazed full length window to side aspect.

Bathroom

Modern three-piece suite comprising of panel enclosed bath with shower screen, chrome mixer tap with shower attachment, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, extractor fan, heated chrome towel rail, part tiled walls,

laminate floor, shaver point.

Shower Room

Tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, extractor fan, part tiled walls, laminate floor.

Communal Facilities

Residents fridge freezer room and laundry room, bike storage in underground car park.

Outside

Beautifully maintained communal gardens and grounds, underground car park with two allocated spaces, locked storage unit, visitors parking.









Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

