



WINCHESTER HOUSE PHEONIX CLOSE EPSOM KT19 7DX

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A spacious conversion ground floor flat containing original features with sash windows, high ceilings in this sought after development within a walk of Epsom town centre and station. The property is offered in good condition to the market with the benefit of no onward chain.

Door to Communal Entrance with entry phone system. Door to Inner Lobby to front door. Entrance Hall: coved cornice to ceiling, entry phone, deep storage cupboard, airing cupboard with slatted shelves and tank. Sitting Room: feature fireplace, polished wood surround, marble inset and hearth, electric coal effect fire, built in cupboards, four wall light points, double aspect, window overlooking communal garden. Kitchen: comprehensive range of light Oak effect units with cupboards and drawers below, stainless steel sink unit with mixer tap and drainer, washing machine, dishwasher, fridge and freezer, tiled splashbacks, concealed lighting, downlighters, ceramic tiled floor. Bedroom One: deep bay sash window, double fitted cupboard. Bedroom Two: sash window overlooking rear garden. Family Bathroom: panel enclosed bath, shower attachment, mixer taps, wash hand basin set in vanity unit, low level w.c., walls fully tiled with matching border, ladder back heated towel rail, ceramic tiled floor. Outside: Well kept communal gardens. Two parking spaces.

EPC=E  
Council Tax Band: D

Unexpired Lease: 125 Years from 1/05/1999 – Approx. 100 Years Remaining  
Service/Maintenance Charge: Approx. £2,400.00 per annum  
Ground Rent: £610.76 per annum

**Asking Price £375,000 Leasehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.