



SANDOWN LODGE AVENUE ROAD EPSOM KT18 7QU

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A bright and spacious studio apartment in this sought after block of flats located within a short walk of Epsom town centre and station. The property has the benefit of no onward chain.

Entryphone system, stairs or lift to First Floor. Entrance Hall: deep cupboard, further adjacent cupboard. Sitting Room/Bedroom: large picture window overlooking communal grounds. Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring electric cooker, fridge, freezer, washing machine, tumble dryer, double stainless steel sink unit, walls fully tiled, wood effect flooring, Megaflow system. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., ladder back heated towel rail, walls fully tiled with matching mosaic border.

Outside: Well maintained communal gardens. Underground parking and visitors parking. The property benefits from fibre broadband and electric charging stations for cars.

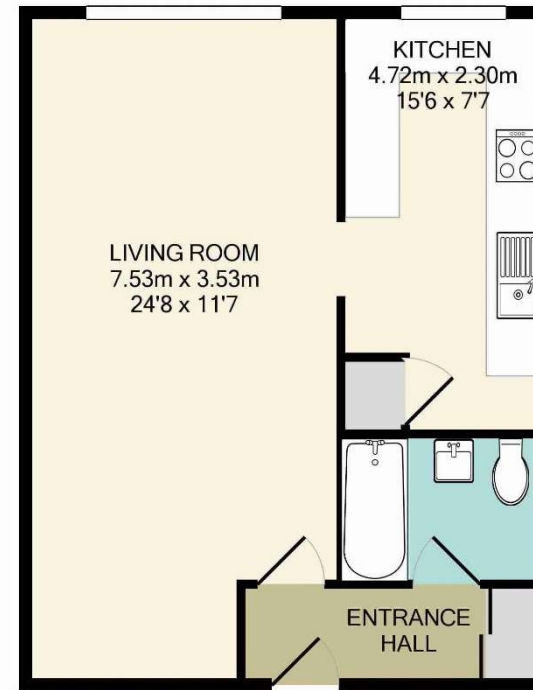
EPC=C

Council Tax Band: C (£2,051.86 for 2024/24)

Unexpired Lease: 948 Years Remaining (999 Years from September 1973)

Service/Maintenance Charge: £1,941.28 per annum

Ground Rent: Nil



Total Approx. Floor Area 43.9 Sq.M. (473 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2014

**Asking Price £230,000 Share of Freehold**



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: [epsom@michael-everett.co.uk](mailto:epsom@michael-everett.co.uk) [www.michael-everett.co.uk](http://www.michael-everett.co.uk)

**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.