



WORPLE ROAD EPSOM KT18 5EP

MICHAEL EVERETT & Co

... A Moving Experience

A top floor one bedroom flat located in this convenient location, within walking distance of Epsom town centre and station.

Communal Entrance: stairs to Second/Top Floor. Entrance Hall: storage cupboard, access to spacious loft. Sitting Room: window, radiator. Kitchen: high gloss eye level units with cupboards and drawers below, four ring gas hob with oven below and chrome splashback, single Franke sink unit with mixer taps and drainer, dishwasher, space for kitchen table, wood effect flooring, window overlooking rear garden. Bedroom: window overlooking rear garden. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., walls part tiled.

Outside: Well maintained rear communal garden. Parking space to the front.

EPC=D

Council Tax Band: C

Unexpired Lease: 999 Years from 17 October 2006

Service/Maintenance Charge: £42.00 per month for the gardener. Additional maintenance costs are split equally between the 3 flats as and when required.

Ground Rent: Nil

Asking Price £330,000 Share of Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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