



PITT PLACE CHURCH STREET EPSOM KT17 4PY

MICHAEL EVERETT & Co

... A Moving Experience

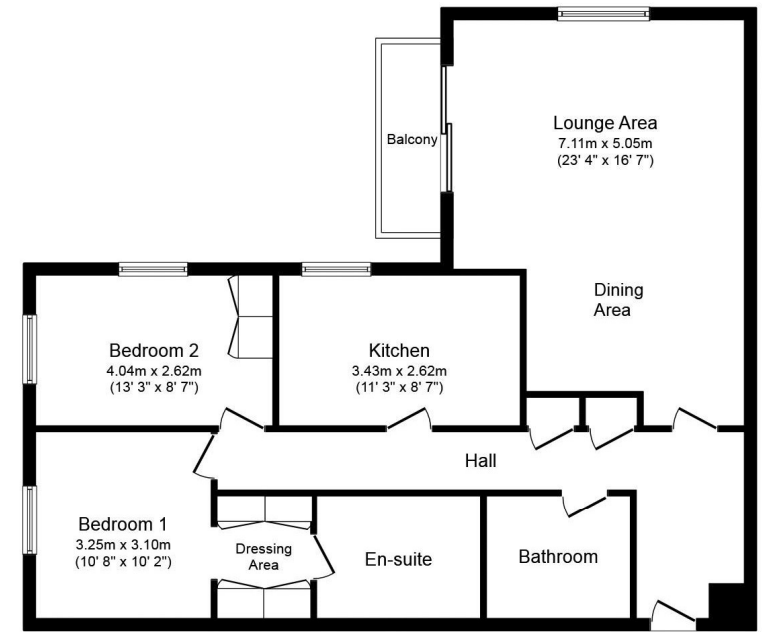
A larger than average two double bedroom, two bathroom first floor purpose built apartment with gas heating in this highly sought after gated development. The property has a private balcony and is offered to the market with no onward chain.

Entry Phone System to stairs or lift to First Floor. Hallway: two fitted cupboards. Large 'L' shaped Sitting/Dining Room: window overlooking communal gardens, patio doors onto balcony. Fitted Kitchen: range of fitted units, double stainless steel sink unit with mixer tap, gas hob with extractor above, cupboard housing oven, space & plumbing for washing machine, space for dishwasher, tiled splashback. Bedroom One: with dressing area. Door to En-Suite Bathroom: panel enclosed bath, wash hand basin, low level W.C. Bedroom Two: double aspect, fitted wardrobe. Bathroom: panel enclosed bath with mixer tap, wall mounted shower, pedestal wash hand basin, low level W.C., walls fully tiled, wood effect flooring. Well maintained communal gardens, underground car parking space, large basement store cupboard.

The property is situated in one of Epsom's most sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes. The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.

EPC = C
Council Tax Band: F (£3,334.27 for 24/25)

Unexpired Lease: 999 Years from 29/09/1974
Service/Maintenance Charge: £1,635.77 per six months
Ground Rent: Peppercorn



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Asking Price £525,000 Share of Freehold



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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.