



ASHURST, ASHLEY AVENUE EPSOM KT18 5BL

**MICHAEL EVERETT & Co**

*... A Moving Experience*

Available for the over 60's a bright and spacious two double bedroom third floor retirement apartment with the added benefit of a parking space located in the centre of Epsom town centre and with the additional benefit of no onward chain, an inhouse site manager and a 24hr emergency call system.

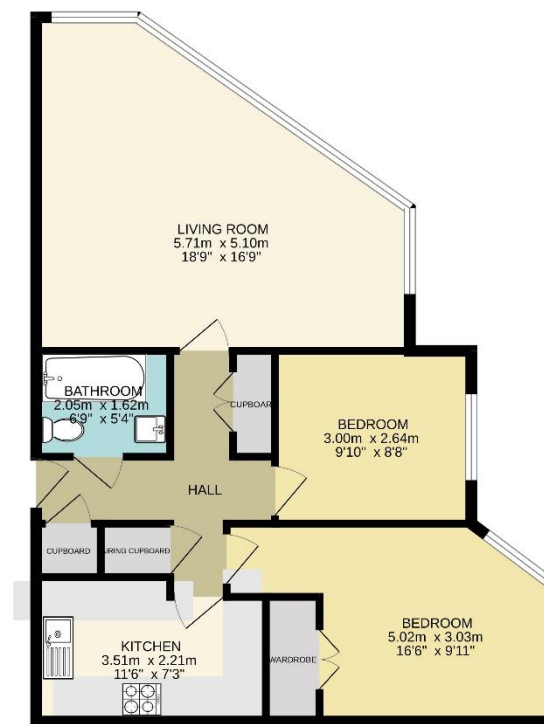
Communal Entrance Hall: Lift or stairs to third floor. Front door to Entrance Hall: coved cornice to ceiling, cupboard for storage, airing cupboard with slatted shelves, double cloaks hanging cupboard/wardrobe. Spacious Sitting Room: large picture window with good views, coved cornice to ceiling, feature fireplace with electric fire. Kitchen: comprehensive range of eye level units in light Oak effect with cupboards and drawers below, four ring electric cooker, washing machine, fridge/freezer, single stainless steel sink unit with drainer and mixer taps, walls fully tiled with matching border, tumble dryer, rolled edge laminate working surfaces. Master Bedroom: large windows, light and airy, built in wardrobes with cupboards above and inset dressing tables with display cabinets above, coved cornice to ceiling. Bedroom Two: coved cornice to ceiling. Bathroom: hip bath with shower attachment, mixer taps, wash hand basin set in vanity unit, walls fully tiled, low level w.c.

Communal Lounge.

Outside: Communal garden area.

EPC=C  
Council Tax Band: D

Lease: Expires in 2113 – Approx. 88 years remaining  
Service Charge/Maintenance: Approx. £3,398.63 per annum  
Ground Rent: £50.00 per annum



3rd floor  
64.0 sq.m. (689 sq.ft.) approx.

TOTAL FLOOR AREA: 64.0 sq.m. (689 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C0024

**Asking Price £240,000 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.