



2 PITT PLACE, CHURCH STREET, EPSOM KT17 4PY

MICHAEL EVERETT & Co

... A Moving Experience

Description A recently updated two-bedroom, two bathroom apartment in this highly sought after location. The property, which has been tastefully upgraded to a contemporary finish, is offered with re-fitted modern kitchen, 2 bathrooms, underground parking and has the benefit no onward chain.

Security gates to apartment block. Entryphone system, lift or stairs to First Floor. Entrance Hall: Cloaks hanging cupboard. Sitting Room: double aspect with ceiling to floor views of adjacent church, sliding doors onto large private balcony. Re-fitted Kitchen: comprehensive range of cupboards with cupboards and drawers below, four ring gas hob with concealed extractor above, electric double oven, integral fridge and freezer, dishwasher, inset stainless steel sink unit with mixer taps set under window overlooking gardens and driveway. Inner Hall: Bedroom One: built in range of fitted cupboards with mirrored doors. Bathroom panel enclosed bath with shower and mixer taps, wall mounted chrome heated towel rail, wall mounted wash hand basin, low level w.c., shaver point, walls fully tiled in contemporary tiling. Bedroom Two: built in cupboards, long picture window. Shower Room: fully tiled walk-in shower, wash hand basin, wall mounted low level w.c., wall's part tiled in modern ceramics.

Ground Floor, Laundry Room and Fridge Freezer Room for the use of Residents in the block.

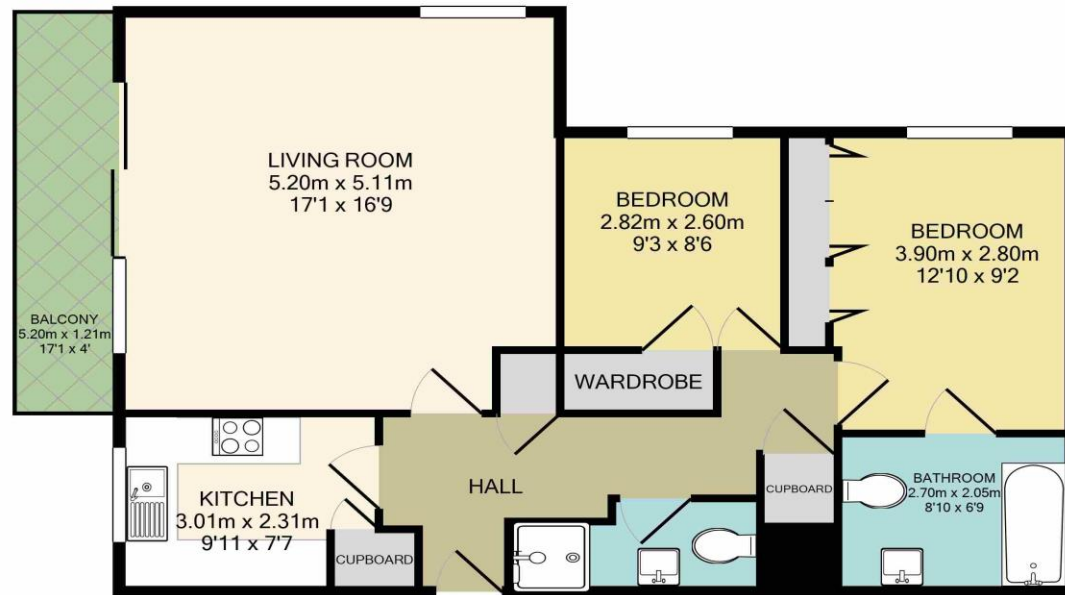
Outside: Well-maintained communal gardens. Underground parking, small storeroom. Visitor parking. EPC – C

Unexpired Lease: 994 years remaining

Service/Maintenance Charge: £2,600.00 per annum

Ground Rent: Nil

£475,000 Share of Freehold



Total Approx. Floor Area 72.8 Sq.M. (784 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.