



14 MALVERN COURT EPSOM KT18 5BA

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A two-bedroom spacious ground floor maisonette in this highly popular Town location, within a short walk of Epsom town centre and station. The property is offered to the market with the benefit of a garage, own private garden and no onward chain.

Pathway leads to front door. Entrance Hall, cloaks hanging cupboard and further storage cupboard Sitting Room: window overlooking gardens, wall mounted feature fire. Kitchen: comprehensive range of Cream veneered cupboards with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, four ring electric hob with extractor above and oven below, washing machine, wall mounted boiler, glazed door to rear garden. Bedroom One: window overlooking front garden, Bedroom Two: window overlooking rear garden. Bathroom: panel enclosed bath, shower attachment, mixer taps, wash hand basin set in vanity unit. Separate WC low level w.c.

Outside: Immediately to the rear of the property is a garden with patio and lawn, flowering borders, and garden shed.  
Garage in block.

EPC=D  
Council Tax Band D

Unexpired Lease: 975 years  
Service/Maintenance Charge: Nil  
Ground Rent: £125 per annum



**Asking Price £379,950 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.