



BRIDGE ROAD, EPSOM, KT17 4AN

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A two-bedroom spacious ground floor apartment 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, communal garden and no onward chain.

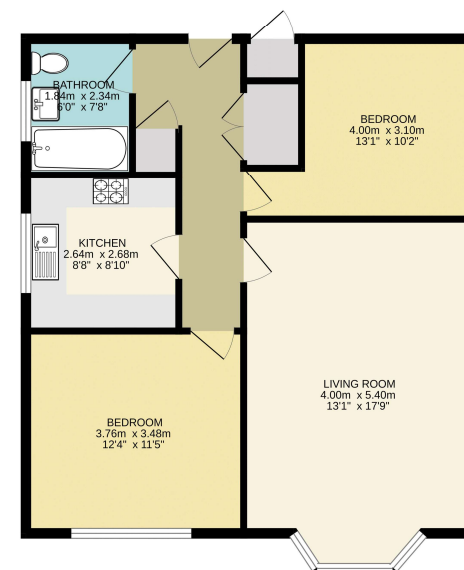
Pathway leads to communal front door. Entrance Hall, cloaks hanging cupboard, wall mounted boiler and further storage cupboard. Sitting Room: window overlooking front gardens. Kitchen: comprehensive range of light wood cupboards with cupboards and drawers below, single stainless steel sink unit with mixer taps and double drainer, five ring gas hob with adjacent oven, washing machine, space for fridge/freezer. Bedroom One: window overlooking front garden, Bedroom Two: window. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin.

Low level w.c.

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

EPC=C  
Council Tax Band D

Unexpired Lease: 210 years from 25.3.1975  
Service/Maintenance Charge: £500 per quarter  
Ground Rent: None



Ground floor  
67.0 sq.m. (721 sq.ft.) approx.

**Asking Price £399,950 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.