



THE OLD COURTHOUSE  
THE PARADE EPSOM KT18 5FA

**MICHAEL EVERETT & Co**

*... A Moving Experience*





A First floor, one-bedroom, well-presented apartment in this highly sought after location, with secured video entry phone system, in the center of Epsom Town with well-maintained communal gardens and benefiting from its own parking space. An ideal investment opportunity. No onward chain.

Pathway leads to secured Entrance. Stairs or Lift to First Floor. Front Door leads to Hallway: entry phone, cloaks hanging, double cupboard, with plumbing for washing machine. Sitting Room with wide opening through to Kitchen/Diner (26' 7 x 10' max narrowing to 8'). Sitting Room: radiator, Juliet Balcony with double doors overlooking communal garden. Kitchen: comprehensive range of high gloss eye-level units with cupboards and drawers below, single stainless steel sink unit with mixer tap and drainer, four ring gas hob with adjacent double oven extractor above and glass splash back, integral dishwasher, worksurfaces, integral fridge and freezer, ceiling downlighters. Cupboard housing boiler. Bedroom (10' 8 x 10' 5 plus wardrobe) double fitted cupboard with sliding doors. Bathroom: panel enclosed bath, shower attachment mixer taps and rain forest shower, wash hand basin set in vanity unit, low level w.c., walls part/fully tiled in modern ceramics, ceiling downlighters, shaver point, chrome heated ladder-back style towel rail.

Outside, well maintained communal gardens, one allocated parking space.

Lease: 111 years remaining  
Ground Rent: 300 per annum  
Service Charge: £1390.00 (yr end 2024)  
EPC: B

**Asking Price £289,950 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.