



4 Alexander Court, 138 Miles Road, Epsom KT19 9AB

**MICHAEL EVERETT & Co**

*... A Moving Experience*

An excellently presented first floor one bedroom apartment, designed with style and comfort within a block of four, benefitting from electric heating and offering an open plan layout with a contemporary kitchen with modern integrated appliances.

The property is conveniently situated within a short walk of Epsom town centre with its range of amenities, restaurants and shops, together with the mainline station providing regular trains to Waterloo, Victoria and London Bridge. The M25 is within a short driving providing access to central London and both Heathrow and Gatwick airports.

Entryphone system to Communal Entrance Hall. Door to: Entrance Hall: wood effect flooring, entryphone, single downlighters. Spacious L shaped Lounge/Diner: double aspect, ceiling downlighters, wide opening through to Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with extractor above and oven below, single stainless steel sink unit with mixer taps set in polished Quartz working surfaces, integral dishwasher, integral washing machine, fridge and freezer. Spacious Bedroom: ceiling downlighters, two built-in double wardrobes. Bathroom: enclosed bath, shower attachment, mixer taps, rainforest shower, wash hand basin set in vanity unit, low level w.c., ladder back heated chrome towel rail, walls part fully tiled with ceramic tiled floor. Outside: Communal gardens. One allocated parking space.

EPC Rating: C Council Tax: C

Lease: 121 Years remaining

Service Charge: £1373.42 per annum

Ground Rent: None

**Asking Price £295,000 Leasehold**



**MICHAEL  
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TOTAL FLOOR AREA: 44.2 sq.m. (476 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2025

**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.