



26 COURT FARM GARDENS, EPSOM, KT19 8SL

MICHAEL EVERETT & Co

... A Moving Experience

Situated on the ever-popular Chase Estate with local shops and good schools close at hand.

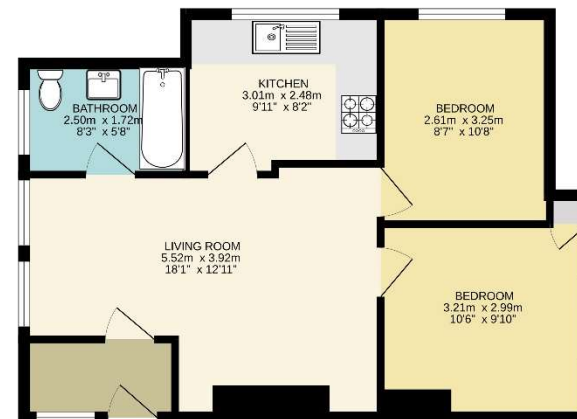
A first floor recently upgraded to a good standard, two double bedroom maisonette, within a short walk of Epsom town centre and station. This contemporary property is offered to the market with private communal garden and the benefit of no onward chain.

Pathway leads to steps to front door. Polished Oak effect flooring to Sitting Room, picture window, decorative wall feature, with built in illuminated shelving and storage to either side. Ample space for dining table. Refitted Kitchen: comprehensive range of eye level units with cupboards and drawers below, single Franke sink and drainer with mixer taps, four ring gas hob with stainless steel extractor above and oven below, plumbing for washing machine, cupboard housing boiler, adjacent space for fridge freezer, wall's part tiled in modern ceramics, tiled flooring .Bedroom One: window overlooking front, built in cupboard and feature modern panelling Bedroom Two: picture window. Re-Fitted Bathroom, panel enclosed bath with rain forest shower, wash hand basin in vanity unit, low level w.c., wall's part tiled, with tiled flooring.

Outside, private garden plus well maintained communal gardens.

EPC: C
Council Tax Band: C

Unexpired Lease: 161 Years
Service/Maintenance Charge: £1,234.60 per annum
Ground Rent: £0.00 per annum



First floor
49.7 sq.m. (535 sq.ft.) approx.

TOTAL FLOOR AREA: 49.7 sq.m. (535 sq.ft.) approx.
These measures are approximate. Not to scale. All relevant properties are by
Name only. Not for sale.

Asking Price £320,000 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.