



40 RIDGEWAY EPSOM KT19 8LB

MICHAEL EVERETT & Co

... A Moving Experience

A two-bedroom ground floor flat situated on the sought after Chase Estate of Epsom with a private patio with immediate access to communal rear gardens.

The property is superbly located less than 10 minutes walk to excellent schools, including Stamford Green Primary and Kingswood House. Court Recreation Ground nearby is popular for the children's playground and dog walking, as well as Epsom Common. Local shops are located with a short walk along Manor Green Road, with Epsom town centre offering extensive shopping facilities together with trains to London in approximately 30 minutes. The property has the benefit no onward chain and is offered in excellent condition.

Communal Entrance to Ground Floor. Entrance Hall with store cupboard: Sitting Room: fireplace with pine surround and hearth, door onto patio overlooking garden. Kitchen: range of cupboards and drawers, single stainless steel sink unit, plumbing for washing machine, in built oven with gas hob over, wall's part tiled, new wall mounted gas boiler, personal door to utility with power and light. Bedroom One: picture rail, range of built in cupboards Bedroom Two with store cupboard. Bathroom: panel enclosed bath with shower over, wash hand basin, low level w.c., walls fully tiled.

Outside: Patio overlooking well maintained gardens

Parking: Off street - one week in four. On street – available (no CPZ)

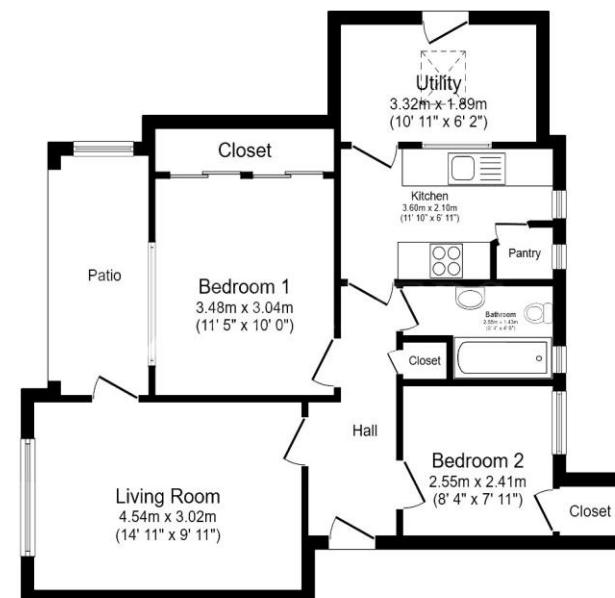
EPC: D

Council Tax Band: C

Gardening and Building Insurance Charge: £1440 per annum

Ground Rent: £0

PRICE £338,000 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.