



SANDOWN LODGE AVENUE ROAD EPSOM KT18 7QX

MICHAEL EVERETT & Co

... A Moving Experience

A three bedroom first floor apartment in this highly sought after location having well maintained communal gardens, within a short walk of Epsom Town Centre and Station.

Entryphone system to Communal Hallway. Stairs or lift to first floor. Entrance Hall: coved cornice to ceiling, cloaks hanging cupboard with cupboard above, further double cupboards, linen cupboard. Sitting Room: ornate coved cornice to ceiling, ceiling rose, window overlooking communal gardens.

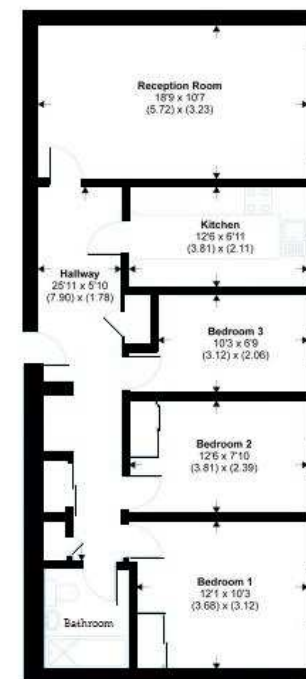
Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with concealed extractor above and oven below, wall mounted boiler, single stainless steel sink unit with mixer taps and drainer, plumbing for washing machine, space for tumble dryer, space for fridge, walls part tiled.

Bedroom One: built in double cupboard with cupboards above, window overlooking communal gardens, coved cornice to ceiling. Bedroom Two: coved cornice to ceiling, built in cupboards with cupboard above. Bedroom Three: window overlooking communal garden. Family Bathroom: panel enclosed bath, shower attachment, taps, pedestal wash hand basin, low level w.c., walls fully tiled with matching border, ladder back heated towel rail, ceramic tiled floor.

Outside: underground car parking with well maintained communal gardens.

EPC=C

Asking Price £419,950 Share of Freehold



Avenue Road, Epsom, KT18

APPROX. GROSS INTERNAL FLOOR AREA 837 SQ FT 77.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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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.