



MERLAND RISE

EPSOM DOWNS

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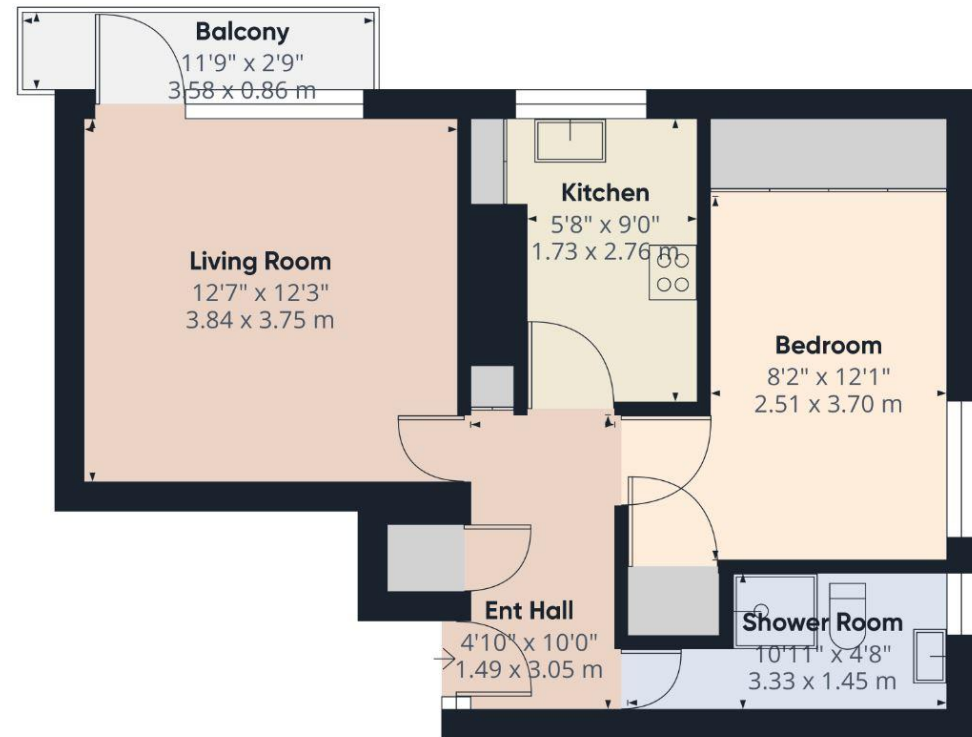
EPSOM DOWNS, KT18 5RN

A beautifully presented first (Top) floor flat with balcony within this small block of flats amongst semi-detached and detached houses and with a pleasant outlook and partial views towards London. This property which would make an ideal first-time purchase, trade down or rental investment offers a spacious entrance hall with deep storage cupboard and access to part boarded loft store with ladder, Lounge with balcony to the front, modern re-fitted kitchen, large bedroom with fitted wardrobes, modern shower room and communal gardens. The property has gas central heating with a combination boiler and has double glazing. Vendor Suited and No Onward Chain *.

There are bus services nearby as well as local shops at Tattenham Corner for everyday needs. Many fine walks can be enjoyed within the stunning open spaces of Epsom Downs and Tadworth Sports Centre and swimming pool are within a few hundred yards. There is an Asda Superstore at Burgh Heath and services from Epsom Downs station to London Bridge and Victoria.

EPC RATING C COUNCIL TAX BAND B APPROX 473 SQ FT/ 43.94 M2

ASKING PRICE: £220,000 LEASEHOLD 118 YEARS REMAINING



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