

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 150 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 150 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

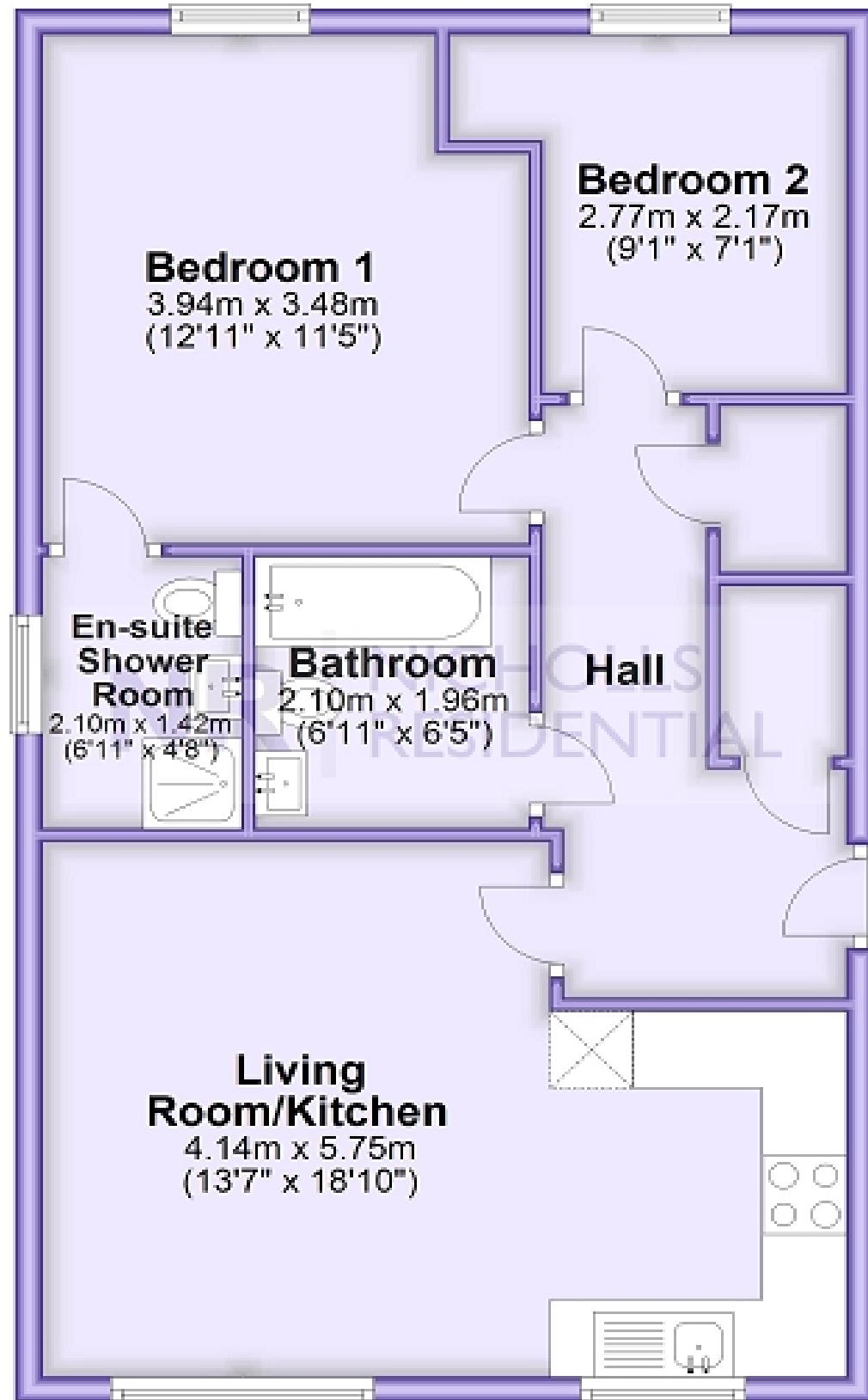
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

6 Scott House 19 Winter Close, Epsom, Surrey

- Ground Floor
- Two Bedrooms
- Ensuite Shower Room
- Allocated Parking
- Modern Kitchen
- Integrated Appliances
- Close to Shops
- Close to Train Station
- Modern Complex

Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

NO CHAIN. Nicholls Residential is pleased to bring this lovely two bedroom, ground floor, purpose built apartment to the market. It is set in a beautiful recently built complex and located very close to Epsom town centre. Having been built within the last 10 years there are still some years left on the NHBC Guarantee. There is an allocated parking space to the rear of the property and also a communal children's playground. The lease was granted a total of 125 years from 11-Dec-2015 and the current EPC rating is B(83). The property is ideal for all residential buyers appealing to families, working professionals and investments buyers.

The accommodation comprises of an entrance hall which has two large built in cupboards. One of the cupboards has plenty of storage space, with the other having more storage space and a free standing tumble drier. Off the hallway is the spacious living room/kitchen. The modern kitchen area has integrated fridge freezer, dishwasher and washing machine with the bright and airy living area having plenty of space. The family bathroom and the other two bedrooms are also off the hall. The great sized master bedroom has a free standing storage unit and also has access to the modern ensuite shower room which also has a free standing storage cupboard. Bedroom two has a free standing wardrobe.

Local amenities are very close indeed. There is a Sainsbury's Superstore and The Rainbow Leisure Centre which are 0.4 miles away (8 mins walk), Epsom Train Station and The Ashley Shopping Centre (0.5 miles away (10 mins walk)). Epsom also offers an Odeon cinema along with many

