



**2 CHARLOTTE COURT
89A AMIS AVENUE
WEST EWELL, EPSOM
SURREY
KT19 9HY
£350,000**

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

OPEN PLAN KITCHEN DINING LIVING ROOM

MODERN BATHROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

OFF STREET PARKING

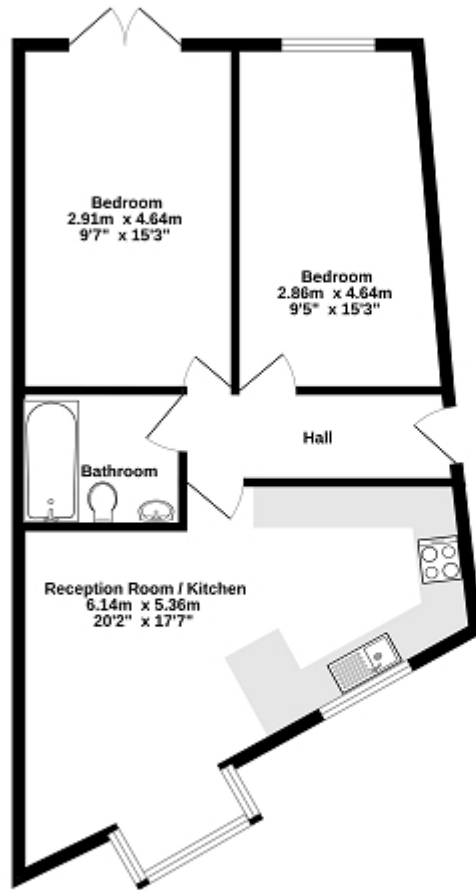
30' REAR GARDEN

SHARE OF FREEHOLD

NO FORWARD CHAIN



Ground Floor
56.7 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA : 56.7 sq.m. (611 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 02021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.