



## 14 Parkside Court

23 Alexandra Road, Epsom, KT17 4BP

**£1,400 Per Calendar Month**



Thomas & May is Delighted to Offer to the Market this Well Presented One Bedroom Apartment Located in a Sought After Development with Views Over Alexandra Park and Within 0.5 Miles of Epsom Town Centre with its Shops, Local Amenities and Excellent Rail Links to London. The Apartment Offers the Following Accommodation, Lounge with Dining Area, Fitted Kitchen, Double Bedroom and Shower Room. The Property Benefits From a Balcony, Garage, Communal Gardens and Unallocated Parking.



## COMMUNAL ENTRANCE

Entry phone system, stairs leading to all floors.

## ENTRANCE HALL

Wooden front door with spy hole leading to entrance hall, telephone entry system, smoke alarm, wood flooring, storage cupboard, door to:

## SHOWER ROOM 7'7" x 6'4" (2.31 x 1.93)

Three piece suite comprising low level w.c. with concealed cistern, vanity unit with cupboards and inset basin with mixer tap, shower cubicle with rain-fall shower, tiled floor, part tiled walls, floor level lighting with sensor, extractor fan, chrome towel rail.

## BEDROOM 16'2" x 10'5" (4.93 x 3.18)

Rear aspect double glazed windows overlooking communal garden and park, storage cupboard housing boiler, power points, dimmer switch, radiator.

## LOUNGE/DINING ROOM 22'10" x 15'4" (6.96 x 4.67)

Rear aspect double glazed window, double glazed door opening onto balcony, feature radiator, power points, telephone point, thermostat control for central heating, dimmer switch, door to:

## KITCHEN 10'5" x 5'10" (3.18 x 1.78)

Rear aspect double glazed windows, range of wall and base units, roll edge work top, stainless steel sink with drainer and mixer tap, integrated oven with gas hob and extractor fan over, space and plumbing for washing machine, space for fridge/freezer, power points, part tiled walls, tiled floor.

## OUTSIDE

### BALCONY

Overlooking rear garden and Alexandra park, wood effect flooring, outside light, power point.

### GARAGE 16'2" x 8'3" (4.93 x 2.51)

## COMMUNAL GARDENS

To front and rear of development laid mainly to lawn.

## UNALLOCATED PARKING

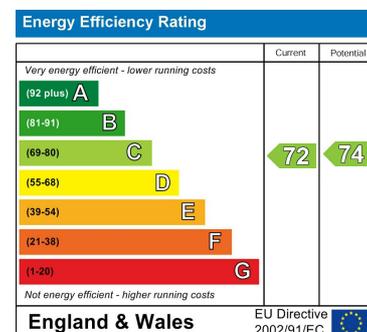
## Area Map



## Floor Plans



## Energy Efficiency Graph



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