



**14 Maple Gardens, Epsom, KT17 4QR**  
**Asking Price £325,000**

Thomas & May is delighted to bring to the market this newly refurbished two bedroom/two bathroom apartment in one of Epsom's attractive gated developments. Located in the centre of Epsom within walking distance of the train station with direct lines to London Bridge, Victoria and Waterloo, and close to nurseries and schools, the University of the Arts, Laine's Theatre of Arts, and Alexandra Park. Epsom offers excellent public amenities with a good choice of gyms, supermarkets, cafes, pubs and restaurants. The apartment comprises: newly fitted kitchen, large reception room, master bedroom with new en-suite, further double bedroom and new bathroom. In addition to the new kitchen and two new bathrooms, it has new flooring and has been newly decorated throughout. The property benefits from an allocated parking space, communal gardens and lift. No Onward Chain.

## **COMMUNAL ENTRANCE**

Entry phone system, stairs and lift leading to all floors.

## **ENTRANCE**

Wooden front door with spy hole leading to:

## **ENTRANCE HALL**

Entry phone, thermostat control for central heating, radiator, power points, smoke alarm, two storage cupboards, one housing boiler and fuse board, door to:

## **KITCHEN 9'6" x 6'8" (2.90 x 2.03)**

Side aspect double glazed window, range of wall and base units, work top with inset stainless steel sink with drainer and mixer tap, integrated oven, integrated electric hob with extractor fan over, fridge/freezer, washing machine, power points, part tiled walls, radiator, extractor fan, tile effect flooring, downlights.

## **LOUNGE 18'9" x 11'1" (5.72 x 3.38)**

Front aspect double glazed French door with Juliette balcony and double glazed windows to either side, feature fireplace with electric fire, power points, aerial point, telephone point, two radiators.

## **MAIN BEDROOM 14'0" x 10'0" (4.27m x 3.05m)**

Front aspect double glazed window, power points, telephone point, radiator, door leading to:

## **EN-SUITE BATHROOM**

Three piece suite comprising low level W.C., vanity unit with inset wash basin, shower cubicle, shaver point, radiator, part tiled walls., tile effect flooring.

## **BEDROOM 2 10'10" max x 9'7" (3.30 max x 2.92)**

Side aspect double glazed window, radiator, power points.

## **BATHROOM**

Side aspect double glazed frosted window, three piece suite comprising low level W.C., vanity unit with inset sink with chrome mixer tap, panel enclosed bath with shower screen, mixer tap and shower attachment, shaver point, part tiled walls, extractor fan, heated chrome towel rail, tile effect flooring, downlights.

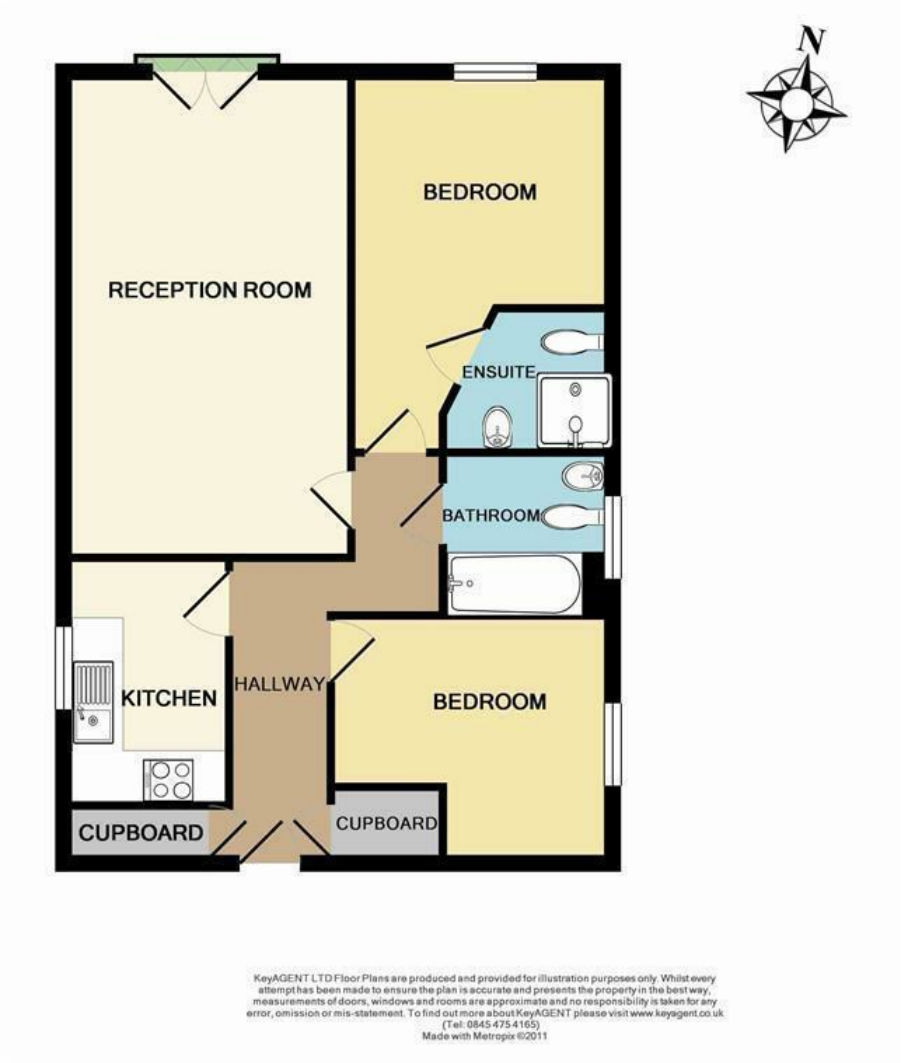
## **OUTSIDE**

## **ALLOCATED PARKING**

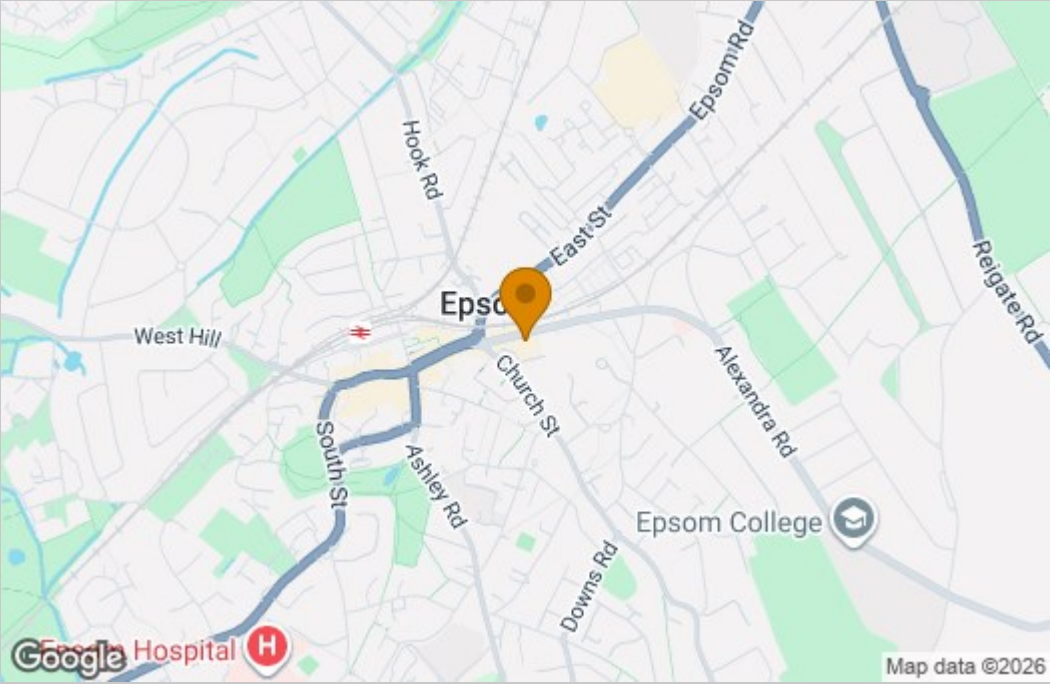
## **COMMUNAL GARDENS**

## **COUNCIL TAX BAND D**

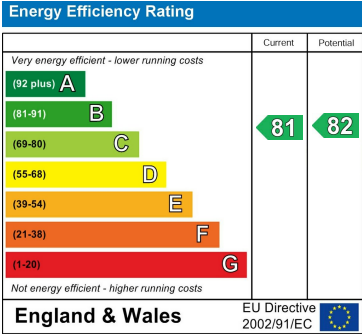
Floor Plan



Area Map



Energy Efficiency Graph



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