



MICHAEL EVERETT & Co

... A Moving Experience

2 KINGS LODGE CHURCH STREET EPSOM KT17 4QB

A spacious contemporary character ground floor apartment set within this gated development within the sought-after college area of Epsom. The property benefits from its own walled private garden and has no onward chain.

Accommodation and amenities

Gated Entry • Entryphone System • Communal Hall • Entrance Hall • Spacious Lounge/Diner • Contemporary Kitchen • Master Bedroom • En-Suite Shower Room • Bedroom Two • Family Bathroom • Communal Areas • Two Allocated Parking Spaces • Visitor Parking •

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





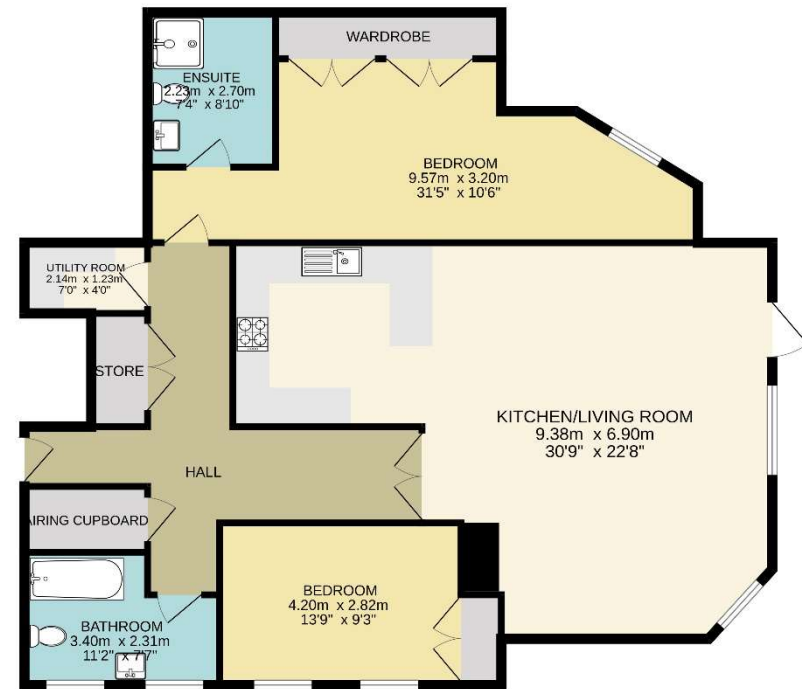
Gated entry. Entryphone system, front door to Communal Hall: door to Entrance Hall: ceiling downlighters, Oak flooring, useful deep storage cupboard, further cupboard housing boiler. Double doors to Spacious Lounge/Diner: being a slightly hexagonal shape, double aspect, door opening onto private rear garden with gate to car park. Oak flooring, wide opening through to: Contemporary Kitchen: comprehensive range of eye level units with chrome attachments, cupboards and drawers below, double Bosch oven with microwave above, fridge/freezer, five ring gas hob with extractor above and marble splash back, polished brick splash backs, single Franke sink unit with half sink and mixer taps, ceiling downlighters, integral dishwasher. Utility room, with range of eye level units with cupboards and drawers below. Washing machine and sink unit with mixer taps.

Master Bedroom: double cupboard with cupboards with cupboards above, door to En-Suite Shower Room: large walk in shower with rainforest shower head and polished tiled surround, low level w.c., wall mounted wash hand basin set in vanity unit, shaver point, ladder back heated chrome towel rail, ceramic tiled floor, ceiling downlighters. Bedroom Two: double double hanging cupboard with cupboard above. Family Bathroom: panel enclosed bath with shower attachment and mixer taps, wash hand basin set in vanity unit, low level w.c., ceiling downlighters, half tiled walls in a contemporary design, ladder back heated chrome towel rail, ceramic tiled floor.

Outside: Private patio garden. Two allocated parking spaces and visitor parking

Asking Price £650,000
Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground floor
123.9 sq.m. (1334 sq.ft.) approx.

TOTAL FLOOR AREA: 123.9 sq.m. (1334 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
Made with AutoCAD 2020

Unexpired Lease: 999 Years
Service/Maintenance Charge: £3,214.17 per annum
Ground Rent: £0.00 per annum
Council tax band: E

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

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