



9 The Croft, 11 College Road, Surrey KT17 4HW

MICHAEL EVERETT & Co

... A Moving Experience

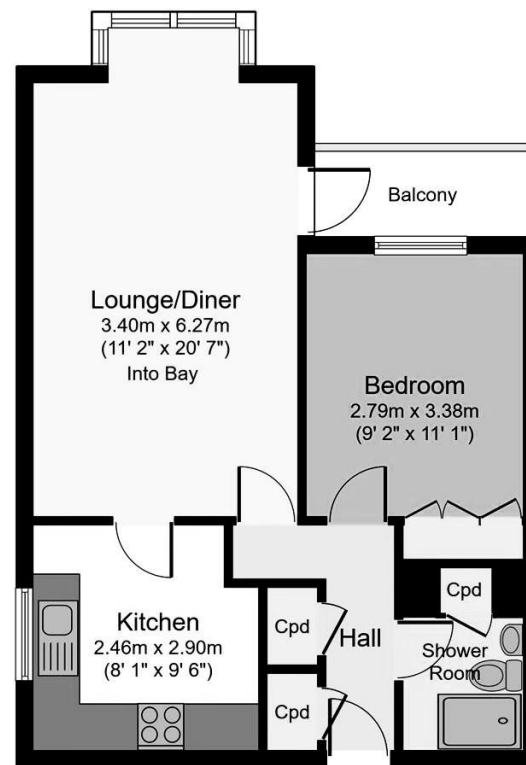
A first floor one bedroom retirement flat with 24 hour pull cord system, in the ever-popular College area of Epsom and within walking distance of the town centre and station. The property is offered to the market with the benefit of no onward chain.

Driveway leads to communal front door, Entryphone system. Communal Entrance: lift and stairs to door to: Entrance Hall. Cloaks hanging cupboard and shelved cupboard. Sitting Room large bay window, double aspect, cove cornice to ceiling, fireplace. Door to private balcony overlooking well maintained rear gardens.

Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring electric cooker, stainless steel sink unit with mixer tap, dishwasher, washing machine and fridge freezer. Double Bedroom fitted wardrobes. Modern Shower Room: walk in shower, pedestal wash hand basin, low level w.c, shelved cupboard, walls fully tiled.

Outside: To the rear of the property is a well-established communal garden with resident and visitor parking. The development offers a spacious conservatory communal lounge, guest suite and laundry room.

EPC=C Council Tax=C
Lease – 87 Years remaining
Service Charge – £339.23 per calendar month
Ground rent - £0



Asking Price £149,950 Leasehold



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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.