



2 Beechcroft Downside Epsom Surrey KT18 5EX

MICHAEL EVERETT & Co

... A Moving Experience

A wonderfully converted bright spacious ground floor apartment offering versatile accommodation in the sought-after college area of Epsom, within a short walk of Epsom town centre and station. Originally the principal reception rooms of this Grade 2 Listed Victorian building, the property retains many original features.

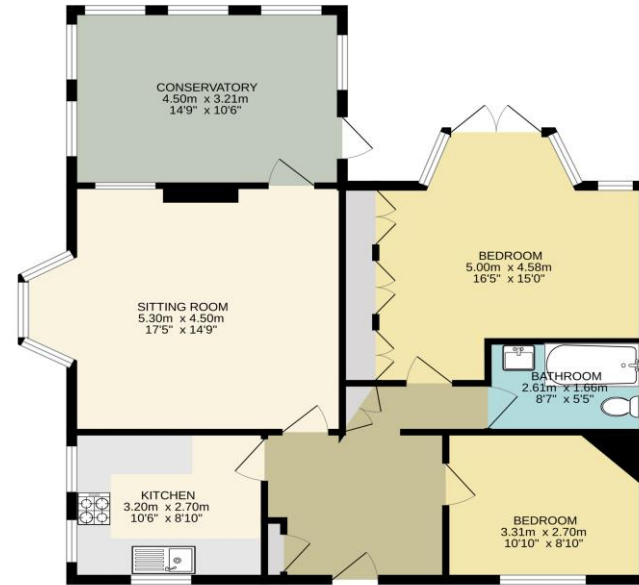
Steps to Latticed Canopy Entrance to Hallway, with cupboards. Octagonal bay window, high ceiling Sitting Room with Victorian style fireplace with marble surround and overmantel, inset gas coal effect fire, ornate coving to ceiling with central ceiling rose. Wide bay window overlooking communal garden with wooden paneled shutters. Door through to Conservatory with views of well-established garden with personal door onto private veranda with quarry tiled floor. Contemporary Kitchen: comprehensive range of white gloss eye level units with cupboards and drawers below, five ring gas hob with oven below, integral dishwasher, integral fridge and freezer, polished wood block work surfaces with mosaic splash backs, ceramic tiled flooring. Bedroom One: built in cupboards with cupboards above, shelving, large picture windows, with large patio doors onto veranda. Bedroom Two: double wardrobes with double cupboards above. Good sized Bathroom: panel enclosed bath with mixer taps and rain forest shower attachment, pedestal wash hand basin, low level w.c., ladder back heated towel rail, walls half tiled with ceramic tiled floor.

Outside: Well, maintained, well screened communal gardens. Parking with visitor parking.

EPC - C Council Tax Band - D

Lease – 999 years remaining Service Charge - £ 3,534.24pa Ground Rent -£ 10pa.

Asking Price £ 625,000 Share of Freehold



Ground floor
85.6 sq.m. (922 sq.ft.) approx.

TOTAL FLOOR AREA: 85.6 sq.m. (922 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrage 02020



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

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.