



**Guide Price**  
**£270,000**

**Leasehold**

2x  1x  1x 

**Long Walk, Epsom,  
Surrey, KT18**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Ground floor two-bedroom flat located on a quiet residential road
- Well-presented throughout with excellent storage
- Modern kitchen
- Access to communal gardens with space for drying washing
- Offered to the market chain free

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen: 9'9 x 6'5 (2.97m x 1.96m)

Lounge : 12'5 x 12'5 (3.79m x 3.79m)

#### Inner Hallway

Bedroom 1: 11'7 x 9'4 (3.53m x 2.85m)

Bedroom 2: 9'6 x 6'9 (2.90m x 2.06m)

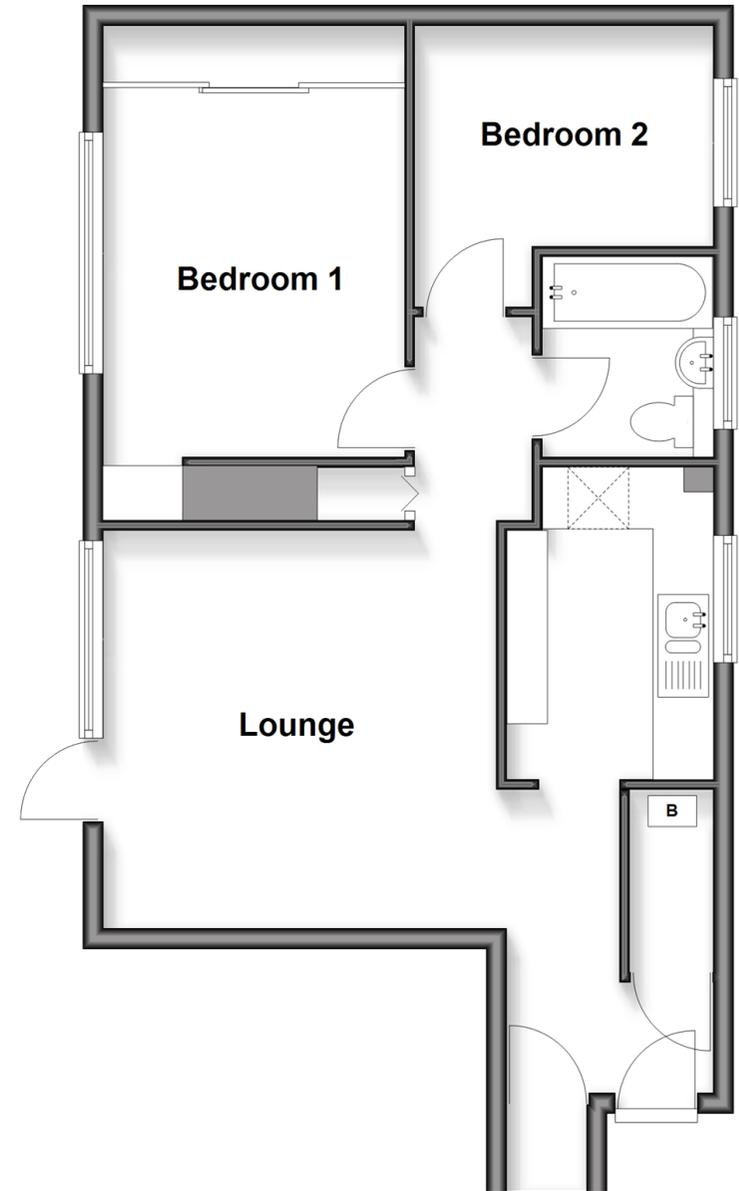
#### Bathroom

### OUTSIDE

#### Communal Gardens

## Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



**Call Banstead - 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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