



Flat 16, The Croft, 11 College Road

Guide Price £295,000

Flat 16

The Croft, Epsom

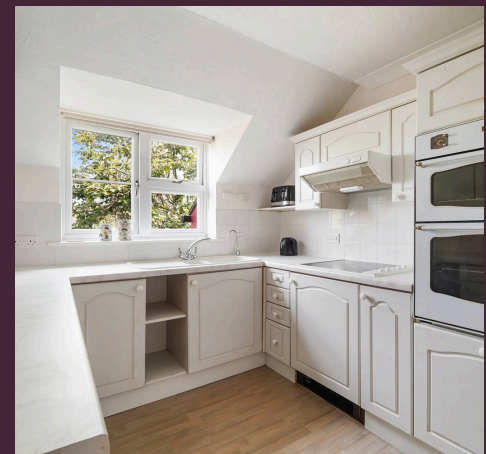
- No onward chain for a simple stress-free move
- First floor maisonette with own private entry
- Sunny private balcony overlooking the grounds
- Two generous bedrooms with fitted wardrobes
- Ensuite shower room plus main family bathroom
- Residents lounge, guest suite and laundry hub
- Superb storage including a large private loft
- Updated electric radiators with smart app use
- Peaceful position at rear of the development
- Local shops and amenities within a short walk

Offered with no onward chain and tucked away at the rear of this highly regarded development for the over 60s, this first floor maisonette provides an excellent balance of independence, peace and community. The property offers an opportunity for the new owner to make some updates and add their own personal touches, creating a home to suit their individual taste and requirements.

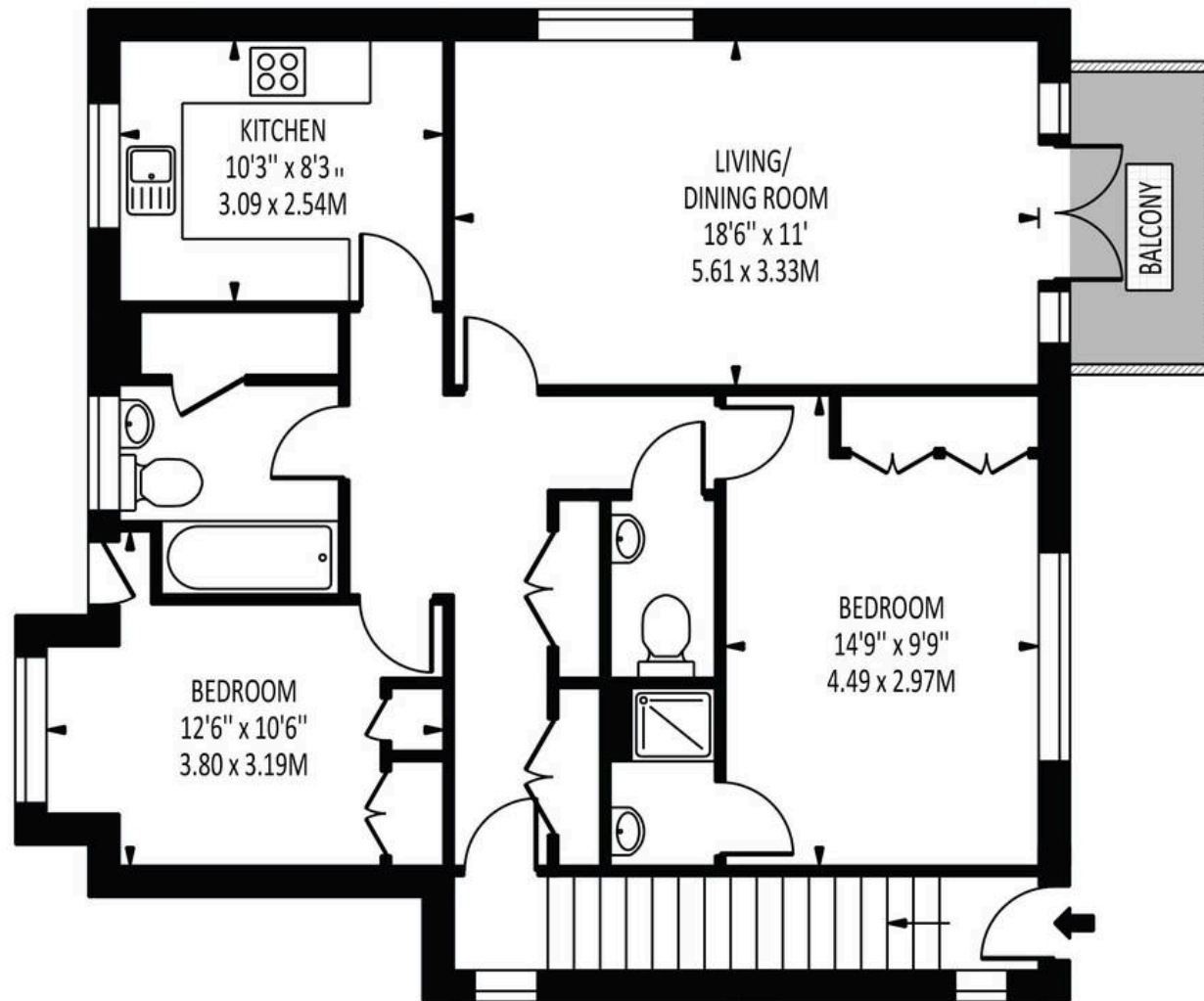
The property has its own private front door with a wide staircase leading to the first floor and enjoys a bright double aspect living/dining room with French doors opening onto a sunny private balcony overlooking the attractive grounds. There are two generous bedrooms with fitted wardrobes, an ensuite shower room, separate W.C, main bathroom and a well-designed kitchen. Further benefits include excellent storage, a large private loft space, external lockable cupboard.

Council Tax band: D

Tenure: Leasehold







FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.