THOMAS & MAY

ESTATE AGENTS









12 East Street, Epsom, KT17 1HH

Offers Over £175,000

LOW SERVICE CHARGE - LONG LEASE - NO ONWARD CHAIN

Thomas & May are delighted to offer this bright, well presented one bedroom apartment located in the centre of Epsom close to all the shops, local amenities and station which has excellent links to Waterloo, London Bridge and Victoria stations. Accommodation comprises lounge, double bedroom with fitted wardrobes, fitted kitchen and bathroom.

Communal Entrance
Communal front door with entry phone system, stairs leading to first floor apartment.

Front Door
Wooden front door leading into entrance hall which has entry phone, storage cupboard, wood effect flooring, smoke alarm, door to:

Lounge 14'1" x 12'4" (4.3 x 3.77)
Rear aspect double glazed window, radiator, power points.

Bedroom 13'11" x 7'11" (4.25 x 2.42)
Front aspect double glazed window, two built-in wardrobes, wood effect flooring, radiator, power points, telephone point.

Kitchen 9'1" x 4'9" (2.79 x 1.46)
Front aspect double glazed window, range of wall and base units, roll edge worktop with stainless steel sink, integrated oven, integrated hob with extractor fan over, washing dryer, fridge/freezer, wood effect flooring, part tiled walls, power points.

Bathroom
Three piece suite comprising low level wc, wash hand basin, panel enclosed bath with power shower over, part tiled walls, extractor fan.

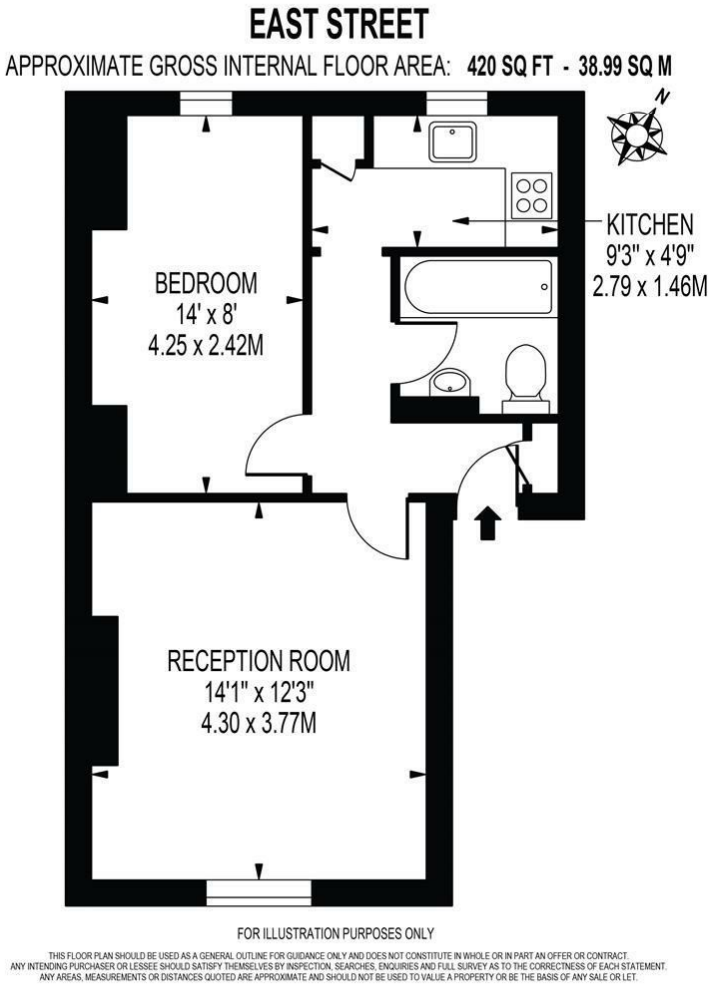
Lease:
187 years

Service Charge:
£550 pa (approx)

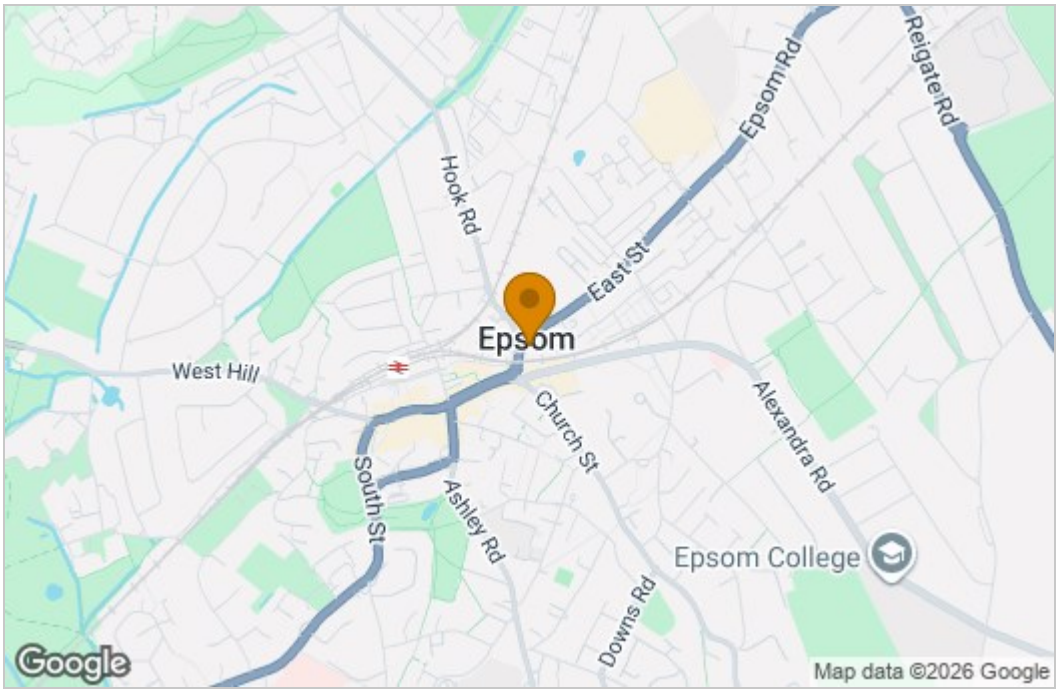
Ground Rent:
£100 pa

Council Tax Band B

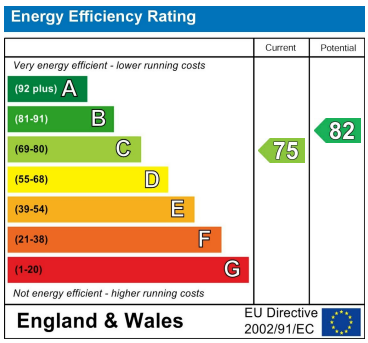
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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