



9 Prospect Place, Epsom, KT17 1JA
Asking Price £110,000

****Extended Lease on Completion***** Thomas & May is delighted to offer this ground floor one bedroom apartment located in a development for the over 55's (subject to application) close to Epsom Town Centre with its shops, local amenities and excellent transport links to London. Accommodation comprises lounge, fitted kitchen, double bedroom and bathroom. The development benefits from communal gardens, communal laundry room and unallocated parking. No Onward Chain.

Communal Entrance

Communal front door with entry phone leading to ground floor apartment.

Lounge 15'2" x 9'7" (4.63 x 2.93)

Front door with spy-hole leading to lounge which has front aspect double glazed window, entry phone, electric radiator, power points, storage cupboard housing MegaFlo hot water cylinder.

Kitchen 11'1" x 6'0" (3.38 x 1.83)

Fitted kitchen comprising range of wall and base units, roll edge worktop, inset stainless steel sink with drainer and mixer tap, space for oven, space for fridge/freezer, breakfast bar, extractor fan, power points, storage cupboard.

Bedroom 10'7" x 9'3" (3.25 x 2.84)

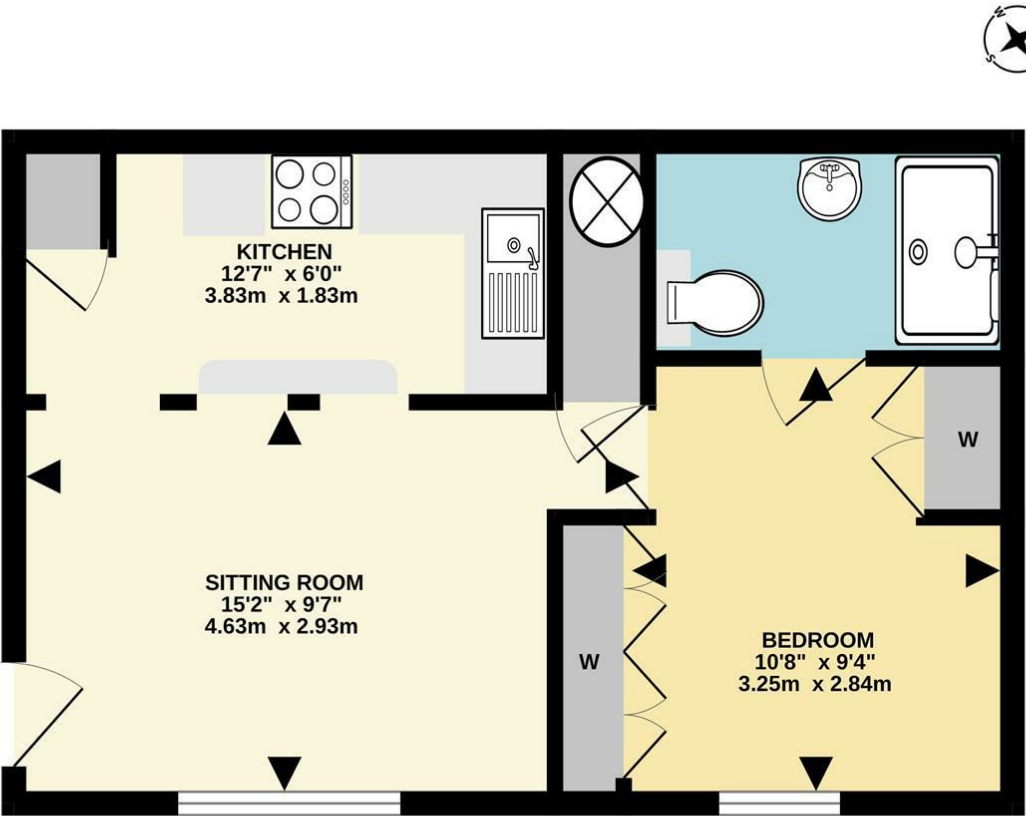
Front aspect double glazed window, built-in wardrobes, power points, door leading to:

Bathroom

Three piece suite comprising low level wc with concealed cistern, vanity unit with inset sink, shower cubicle with power shower, heated towel rail, extractor fan, tiled walls.

Outside**Communal Gardens****Unallocated Parking****Communal Laundry Room****Council Tax Band C**

Floor Plan



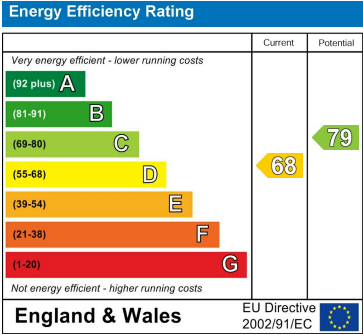
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 388 sq.ft. (36.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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