



12 COURT HOUSE MANSIONS EASTWAY EPSOM KT19 8SF

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A second floor spacious bright mansion flat with communal lift and two double bedrooms in this highly sought after area in the Chase Estate of Epsom with balcony offering views over Court Recreation Ground and Epsom. The property is a 5 minute walk to Epsom Station.

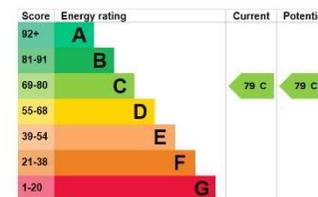
Entryphone system to Communal Entrance Hall and stairs or lift to Second Floor. Entrance Hall. Sitting Room: (17' x 11' / 5.18m x 3.35m) double glazed doors onto balcony with views over communal gardens and recreational fields beyond. Kitchen: comprehensive range of units with chrome attachments, single stainless steel sink unit with drainer and mixer taps, tiled splash backs, electric hob with oven below, fridge and freezer, washing machine, wall mounted boiler, ceramic tiled floor, door to stairs leading to ground floor trades area. Bedroom One: (12'9" x 12' / 3.88m x 3.65m) two double fitted cupboards, views overlooking recreational grounds. Bedroom Two: (10'10" x 9'3" / 3.27m x 2.81m) fitted cupboards. Bathroom: panel enclosed bath with electric shower, wash hand basin set in Vanity unit, low level w.c., walls 3/4 tiled with matching border, wall mounted ladder-back heated towel rail.

Outside: Immediately to the rear of the property is a well-maintained communal garden with evergreen hedging, herbaceous trees and shrubs. Allocated parking space and visitor parking.

**For Sale at £279,950 Share of Freehold**

**Council Tax Band: C EPC Rating: C**

**Service charge: £4,180.50 pa**



The graph shows this property's current and potential energy rating.



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**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.