



Flat 2, 30, Homewater House Upper High Street, Epsom, KT17 4QJ
Asking Price £175,000

****Direct Access to Patio and Communal Gardens**** Thomas & May is delighted to offer this large one bedroom ground floor apartment offering 600 sqft of accommodation situated in a popular "Over 55's" development" in the centre of Epsom close to shops, local amenities and excellent transport links. The apartment offers a large double bedroom with built-in wardrobe, 22' living room opening onto patio and communal gardens, fitted kitchen and family bathroom. The property also benefits from communal lounge, communal gardens, laundry room and visitor parking No Onward Chain.

Communal Entrance

Communal front door with entry phone system, lift and stairs to all floors.

Front Door

Front door with spy hole leading to entrance hall which has electric radiator, power points, telephone point, two storage cupboards, one housing pressurised hot water system and one housing electric fuse board, doors to:

Sitting/Dining Room 21'9 x 10'10 (6.63m x 3.30m)

Rear aspect double glazed patio doors leading onto patio and communal garden, radiator, fireplace with electric fire, power points, arch leading to:

Kitchen 8'5 x 7'4 (2.57m x 2.24m)

Range of wall and base units, worktop with inset one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor fan over, integrated fridge/freezer, splash backs, power points, extractor fan.

Bedroom 18'6 x 8'11 (5.64m x 2.72m)

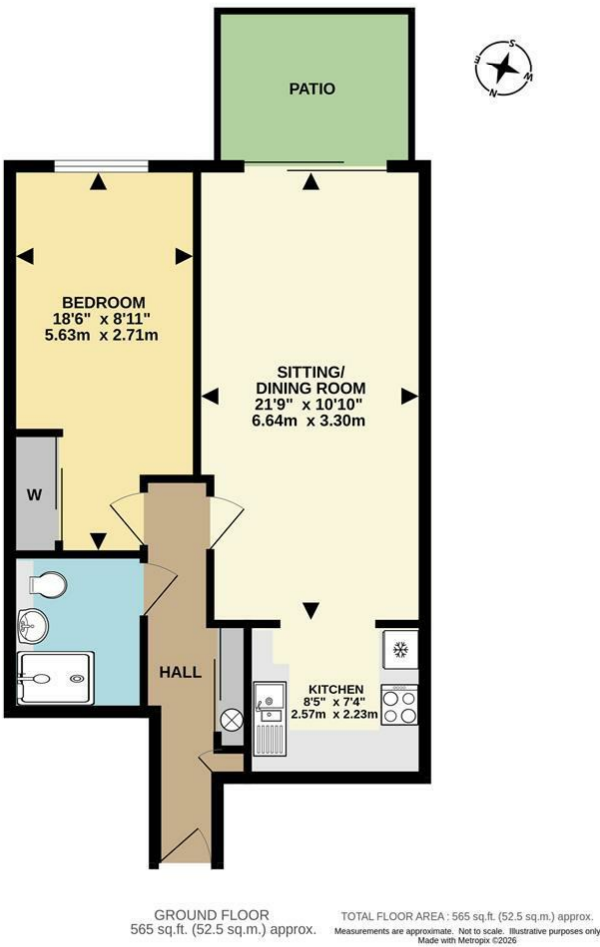
Rear aspect double glazed window, built-in wardrobe, power points, radiator.

Bathroom

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

Outside**Visitor Parking****Communal Garden****Communal Laundry Room****Council Tax Band C**

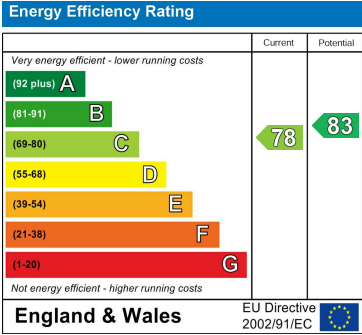
Floor Plan



Area Map



Energy Efficiency Graph



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