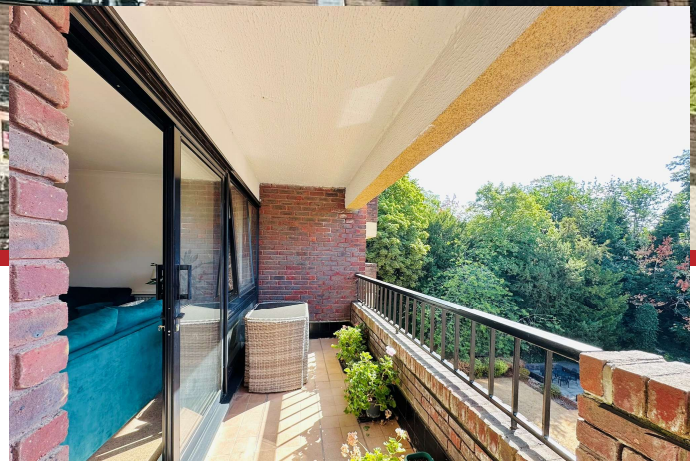
34 PITT PLACE CHURCH STREET EPSOM KT17 4PY



MICHAEL EVERETT & Co

… A Moving Experience

A well presented spacious top floor two bedroom, two bathroom, apartment with unusual featured arches in the living area, good sized balcony overlooking large well maintained communal gardens and underground parking, situated in this exclusive gated development.

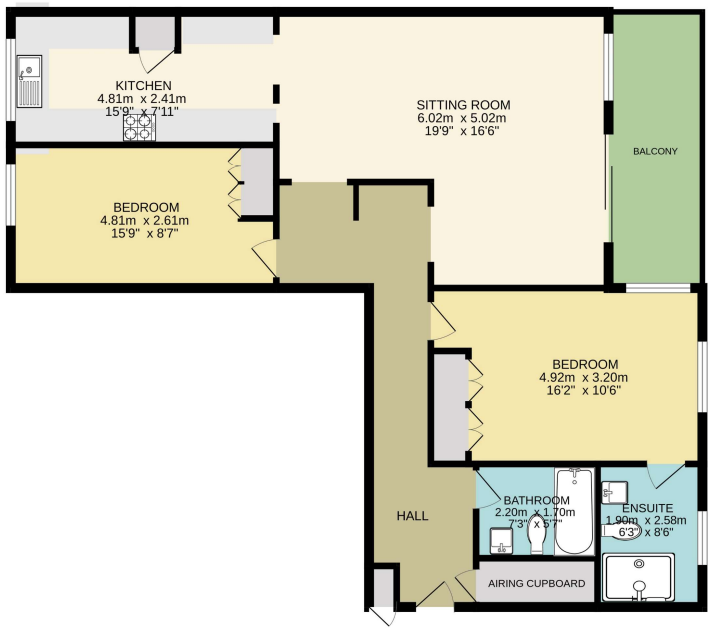
Entry phone, lift to Top Floor. Entrance Hall: coved cornice to ceiling, entry phone, cupboard with tank. Archway through to Sitting/Dining Room: coved cornice to ceiling, glazed sliding door onto balcony with polished wood decking, overlooking communal gardens. Kitchen: comprehensive range of white gloss units with cupboards and drawers below, single stainless steel sink unit with mixer tap set under window overlooking communal grounds, plumbing for washing machine, fridge/freezer, four ring electric hob with concealed extractor above, double oven, wall mounted boiler with adjacent programmer, walls half tiled, wide arch opening through to Sitting/Dining area.

Master Bedroom: range of double fitted wardrobes, cupboards to either side, double aspect. En-Suite Shower Room; fully tiled, wall mounted wash hand basin, low level W.C., fully tiled shower, ceramic tiled floor. Bedroom Two: four double wardrobes plus single wardrobe. Family Bathroom: panel enclosed bath with shower attachment, mixer tap, wash hand basin, low level W.C., walls fully tiled, chrome ladder back heated towel rail.

Outside: Store cupboard, Well kept communal grounds with seated areas, Underground allocated parking.

EPC = C
Council Tax Band = F
Unexpired Lease: 947 years remaining
Ground Rent: N/A
Service/Maintenance Charge: £3978.75 per annum approx.

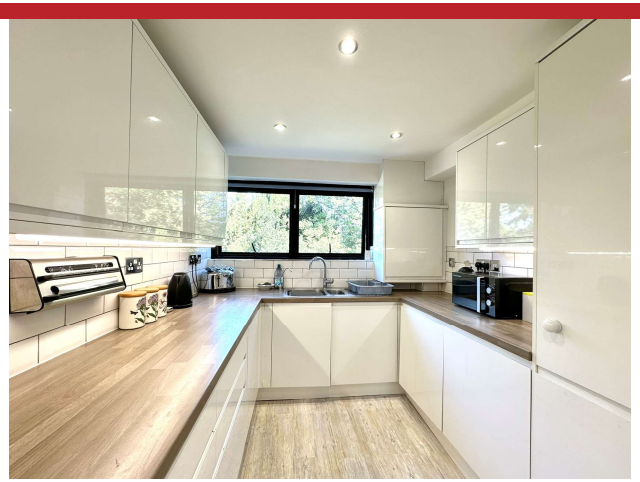
Asking Price £520,000 Share of Freehold

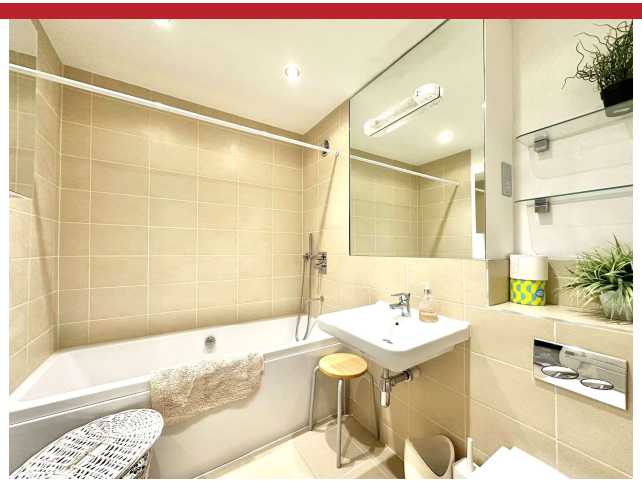


3rd floor
89.2 sq.m. (960 sq.ft.) approx.

TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.