



44 SANDOWN LODGE AVENUE ROAD EPSOM KT18 7QX

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A larger than average three-bedroom, two-bathroom, two reception room ground floor apartments in this sought after location. The apartment is set within extensive beautiful, landscaped gardens, if one crosses the road and takes a short pathway one reaches Rosebery Park, a 12-acre park gifted by Lord Roseberry, with trees and a pond. Also close to Epsom Town Centre, Epsom Playhouse and Epsom hospital. It is a five-minute car ride to Epsom Downs and the prestigious Epsom Downs Racecourse where the famous Epsom Derby is held. The property is offered to the market with the benefit no onward chain and will require updating.

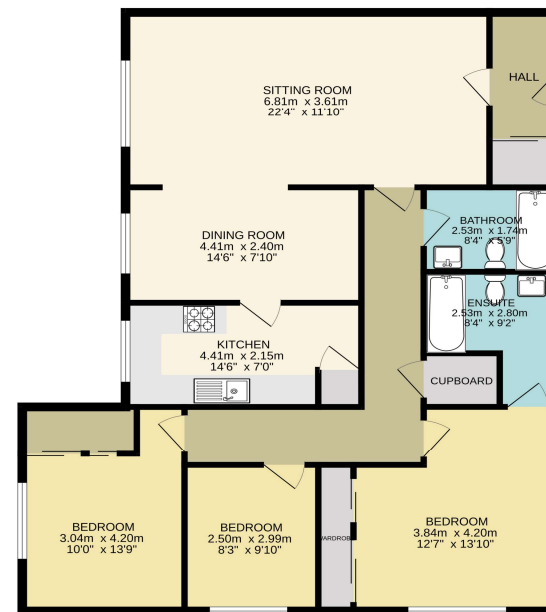
Entryphone system, stairs and Front door to Entrance Hall: double cloaks hanging cupboard with cupboards above and further double cupboard, airing cupboard with tank, entry phone. Spacious Living Room: coved cornice to ceiling, windows overlooking well maintained communal garden, wide opening to Dining Room: coved cornice to ceiling. Kitchen: comprehensive range of light wood mounted cabinets with cupboards and drawers below, four ring electric cooker with extractor above, single stainless steel sink unit with drainer, washing machine, boiler, fridge walls fully tiled. Master Bedroom: wardrobes. En-Suite Bathroom: panel enclosed bath, shower attachment, mixer taps, wash hand basin, low level w.c., walls fully tiled with matching border. Bedroom Two: built in wardrobes Bedroom Three: built in wardrobe. Family Bathroom: panel enclosed bath, wash hand basin, low level w.c., walls fully tiled.

Outside: One underground parking space. Well established and kept communal gardens.

EPC = C  
Council Tax Band = D

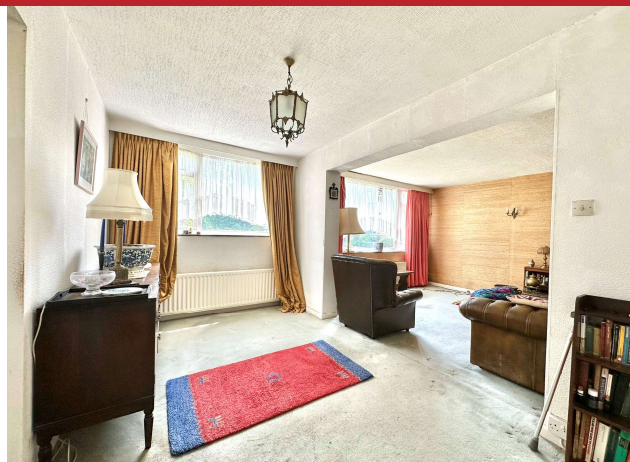
Lease: 947 years remaining  
Service/Maintenance Charge: £3,768.92 per annum

**Asking Price £440,000 Share of Freehold**



Ground floor  
108.3 sq.m. (1165 sq.ft.) approx.

TOTAL FLOOR AREA: 308.3 sq.m. (1165 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.