



35 PITT PLACE CHURCH STREET EPSOM KT17 4PY

MICHAEL EVERETT & Co

... A Moving Experience



A top floor bright and spacious two-bedroom, one reception, apartment with south facing balcony in this private gated location within a walk of Epsom town centre and station. The property has a lift and Entryphone system.

Lift or stairs to Top Floor. Entrance Hall; Entryphone system, airing cupboard with tank and slatted shelves, cloaks hanging cupboard. Refitted cloakroom with low level WC, pedestal wash hand basin, walls fully tiled with matching border and ceramic tiled floor. Large spacious bright double aspect Sitting Room with upgraded bi fold doors onto south facing patio with views over communal gardens. Refitted Kitchen with comprehensive range of white high gloss eye level cupboards with drawers below, boiler concealed behind unit. Single stainless steel sink unit with mixer taps, four ring electric hob with extractor above and oven below, plumbing for dishwasher, plumbing for washing machine, fridge/freezer, woodblock work surfaces, high gloss splash backs. Master Bedroom; triple wardrobes with sliding doors finished in raw silk. Bedroom Two; double fitted cupboard. Refitted Bathroom with panel enclosed bath, shower attachment, mixer taps, pedestal hand basin with mixer taps, low level WC, walls fully tiled with matching border, ceramic tiled floor. Deep storage cupboard in the hallway.

Outside, one parking space in secure underground car park with one good size locker in block. The Communal gardens are a particular feature of the property having been well established with seating areas offering total privacy behind large walls. The gardens are continually maintained.



Total Approx. Floor Area 70.6 Sq.M. (760 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Asking Price: £499,950 Share of Freehold



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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.