



The Corner House Windmill Lane, Epsom KT17 1FB

Flat 6

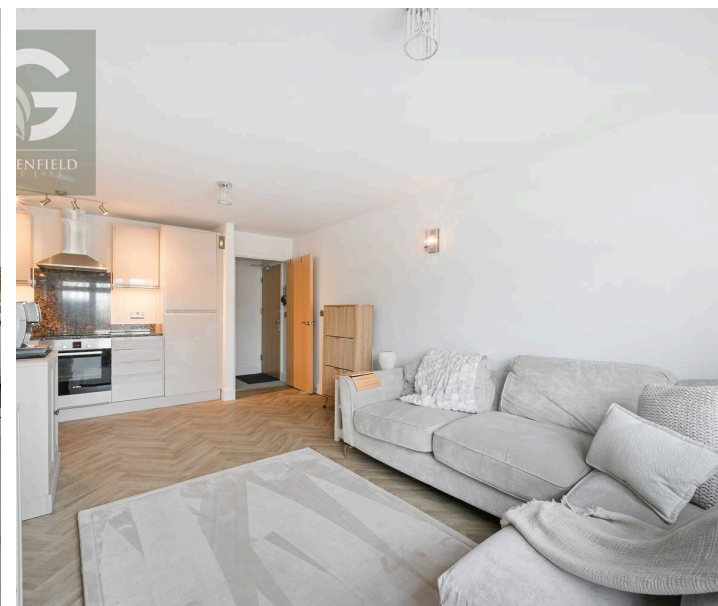
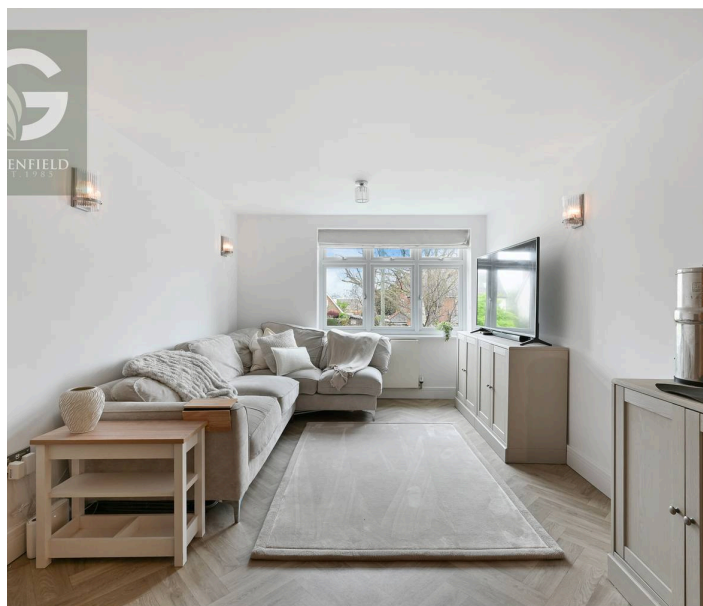
The Corner House Windmill Lane, Epsom

- Share of Freehold
- Two double bedroom apartment
- First floor
- Allocated parking

A beautifully presented two-bedroom first floor purpose-built apartment, set within a sought-after development set between Ewell and Epsom, offered with Share of Freehold and allocated parking. Situated within The Corner House on Windmill Lane, this stylish apartment offers bright and well-balanced accommodation throughout. The property features a modern open-plan kitchen and reception space, thoughtfully designed to create a comfortable and sociable living environment, ideal for both relaxing and entertaining.

There are two well-proportioned bedrooms, complemented by a contemporary bathroom finished to a high standard. The apartment is presented in excellent condition throughout, making it ready for immediate occupation.

Further benefits include a Share of Freehold, allocated parking and a prime position within a well-regarded development. Ideally located within easy reach of local amenities, transport links and green spaces, this property is perfectly suited to professionals, couples or downsizers seeking a high-quality home.





Flat 6

The Corner House Windmill Lane, Epsom

SHARE OF FREEHOLD - A beautifully presented two-bedroom first floor apartment with Share of Freehold and allocated parking. Features open-plan kitchen/reception and modern bathroom, set within a sought-after development between Ewell and Epsom.

Windmill Lane is a highly regarded residential location in Epsom, known for its attractive surroundings and convenient access to local amenities. The area benefits from nearby shops, cafés and transport links, as well as easy access to Ewell Village and Epsom town centre. Excellent rail connections into London and nearby green spaces further enhance the appeal of this popular and well-connected setting.

Tenure: Share of Freehold

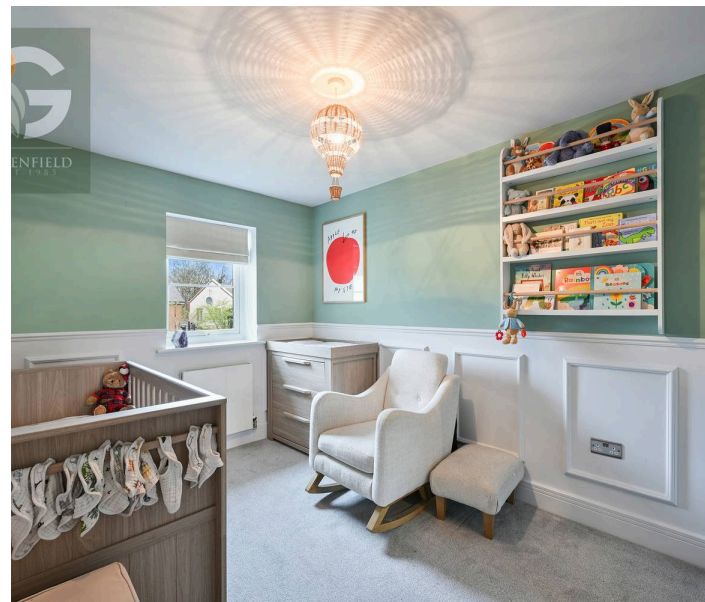
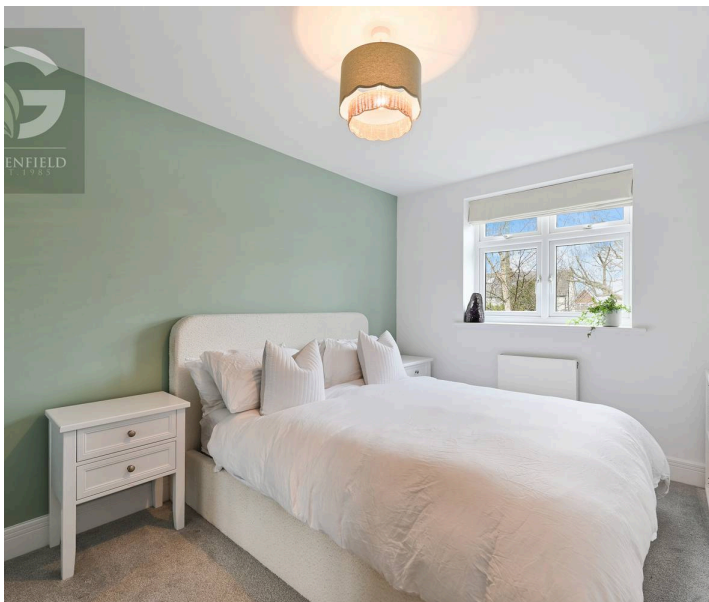
Lease Length: 112 years remaining

Service Charge: £2,120 PA (Including £500 PA Sinking Fund contribution)

Ground Rent: Nil

EPC Rating: B

Council Tax: Band D

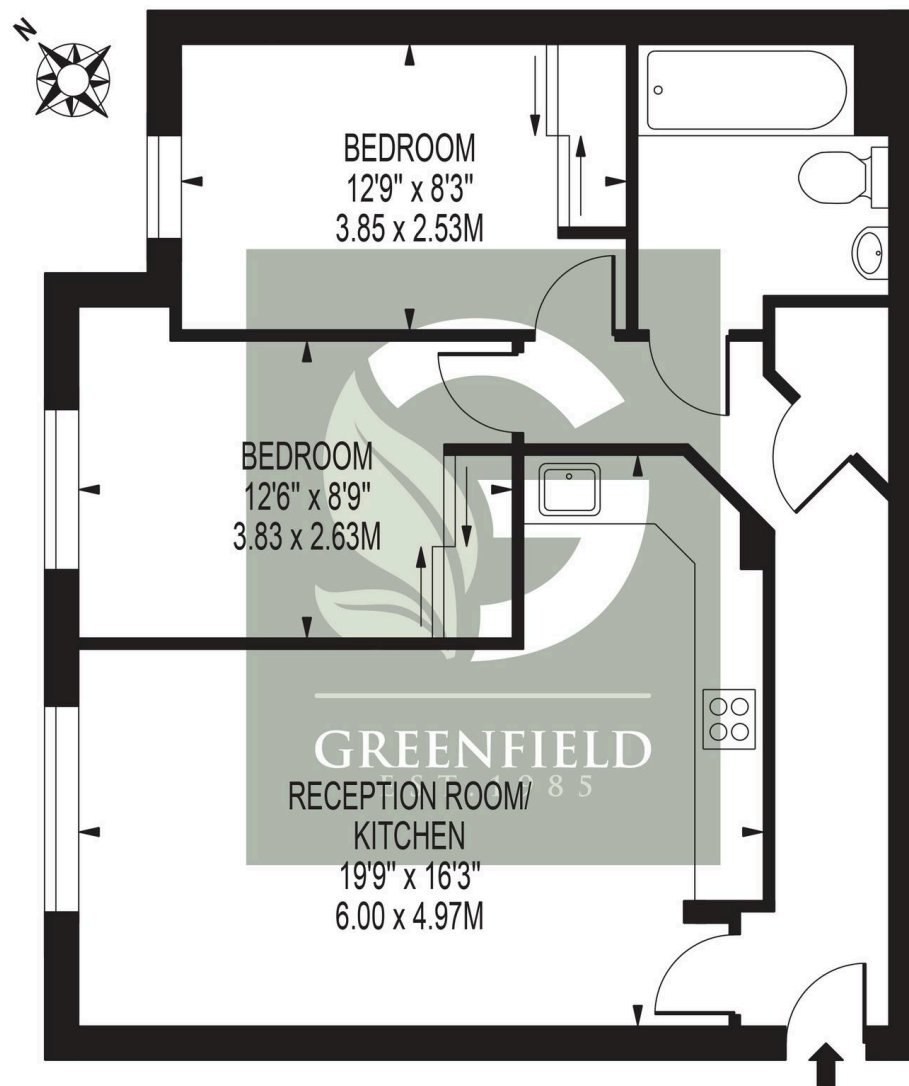






THE CORNER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 632 SQ FT - 58.75 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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