



16 The Croft, 11 College Road, Surrey KT17 4HW

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A first floor two-bedroom, two-bathroom over 60s retirement maisonette with balcony and 24 hour emergency pull cord system, in the ever-popular College area of Epsom and within walking distance of the town centre and station. The property is offered to the market with the benefit of no onward chain and in need of some modernization..

Pathway leads to half glazed front door, stairs to first floor, entry phone system. Cloaks hanging cupboard. Cloakroom low level WC, wall mounted wash hand basin. Sitting Room 18' 4 x 10' 11, double aspect, cove cornice to ceiling, fireplace. Doors to private south west facing balcony overlooking well maintained rear gardens.

Kitchen: 10' 1 x 8" comprehensive range of eye level units with cupboards and drawers below, four ring electric cooker with adjacent oven, stainless steel sink unit with mixer tap, and fridge freezer. Master bedroom 14' 8 x 9' 6 fitted wardrobes, door to En suite modern Shower Room: walk in shower, wash hand basin, walls fully tiled. Bedroom 2 12' 4 x 8 with fitted wardrobes. Bathroom, panel enclosed bath with shower attachment, pedestal wash handbasin, low level WC and ladder-back heated towel rail.

Outside: To the rear of the property is a well-established communal garden, spacious storage cupboard. Resident and visitor parking. The development offers a spacious conservatory, communal lounge, guest suite and laundry room.

EPC - D Council Tax Band - D

Lease – 85 years remaining Service Charge - £4495.32 pa Ground Rent -£300 pa.

**Asking Price £ 310,000 Leasehold**

**The Croft, College Road, Epsom KT17 4HW**



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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.