



CLEVES COURT MILL ROAD EPSOM KT17 4AQ

**MICHAEL EVERETT & Co**  
*... A Moving Experience*

A spacious first floor one bedroom apartment with the benefit of second reception room. The property is situated within a short walk of Epsom town centre and station and is offered to the market with no onward chain.

Communal Entrance Hall: entryphone system, stairs to First Floor. Entrance Hall: shelved cupboard, coved cornice to ceiling, entryphone. Sitting Room: double aspect, coved cornice to ceiling, ceiling to floor Oak wall unit with shelving and cupboards, wide arched opening to Dining Room: coved cornice to ceiling, window overlooking front garden, archway to Kitchen: comprehensive range of white high gloss cupboards with drawers below, single stainless steel sink unit with mixer taps and drainer, four ring gas hob with concealed extractor above and double oven below, dishwasher, washing machine, tumble dryer, walls part tiled in modern ceramics, space for fridge/freezer, space for microwave. Bedroom: double built in cupboards and further single wardrobe, built in chest of drawers, coved cornice to ceiling, wide picture window. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., ladder back chrome heated towel rail, walls fully tiled with matching border, ceiling downlighters.

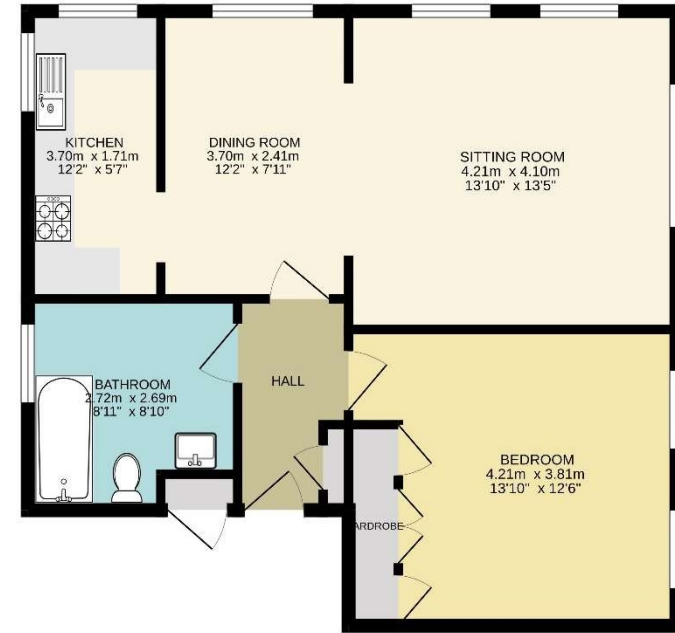
Outside: Resident parking.

EPC=C  
Council Tax Band: C

Unexpired Lease: 120 Years from 25.12.1974 (Approx. 70 Years remaining)  
Note: Lease Extension with an additional 90 Years to be included within the sale.

Service/Maintenance Charge: £150.00 per month  
Ground Rent: £75.00 per annum

**Asking Price £275,000 Leasehold**  
**(To include lease extension)**



First floor  
59.7 sq.m. (643 sq.ft.) approx.

TOTAL FLOOR AREA: 59.7 sq.m. (643 sq.ft.) approx.  
Measurements are approximate. Not to scale. For illustrative purposes only.  
Made with Metropac 02023



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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.