



TREMOUNT COURT GROVE AVENUE EPSOM KT17 4DU

MICHAEL EVERETT & Co

... A Moving Experience

A beautifully presented spacious split level two bedroom maisonette situated in the popular college area of Epsom, within a short walk of the town centre and station. The property, which has recently been completely refurbished, benefits from no onward chain and a garage in block.

Pathway leads to front door. Entrance Hall: cupboard with cupboard below, staircase to First Floor.

Sitting Room: large picture window with window seat, feature wall with fitted modern contemporary fire, shelving and cupboards below to either side, understairs storage cupboard, wide opening to: Kitchen/Diner: comprehensive range of units with cupboards and drawers below and marble effect work surfaces and splashback, inset one and a half bowl sink unit with mixer tap, four ring ceramic hob with extractor above and built in oven below, integrated fridge and freezer, feature display shelf, space for dining table, door to Cloakroom: low level w.c., wash hand basin.

From the Sitting Room staircase leads to Second Floor Landing. Bedroom One: large window, built hanging and shelving storage area with fitted curtain, study area. Bedroom Two: large window. Bathroom: tile enclosed bath with rainforest shower and hand shower attachment, shower screen, vanity wash hand basin with mixer tap, w.c. with concealed cistern, tiled floor, part tiled walls, window.

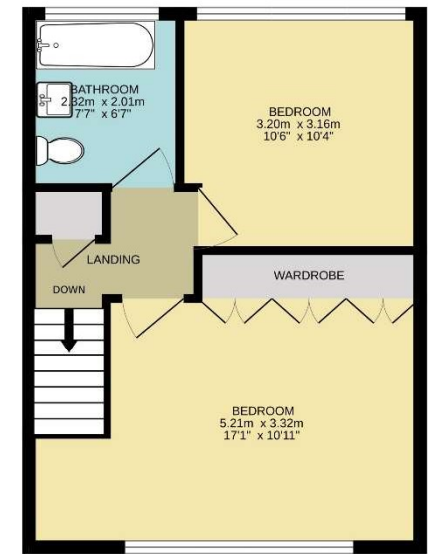
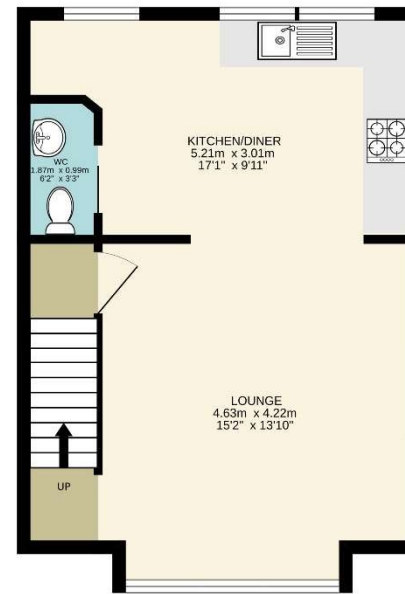
Outside: Garage in block.

EPC=D

Council Tax Band: C (£2,051.86 for 2024/25)

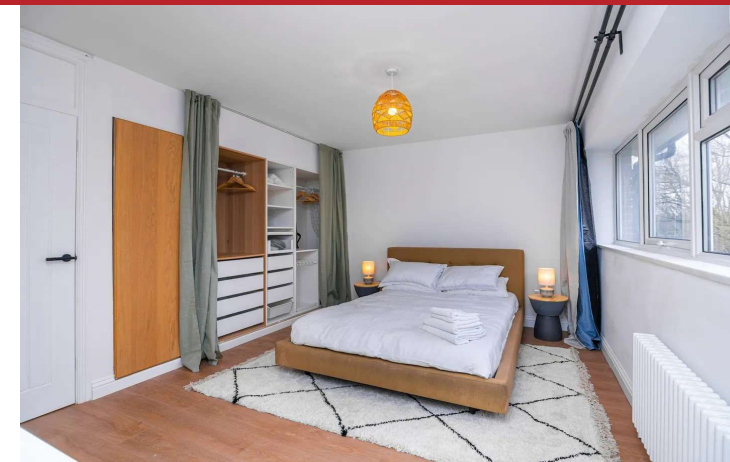
Lease: 999 Years from 24/06/1962 – 938 years remaining

Ground Rent: £33.75 per annum/£11.25 per quarter



TOTAL FLOOR AREA: 75.8 sq.m. (815 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Asking Price £425,000 Leasehold



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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.