



DELAPORTE CLOSE EPSOM KT17 4AF

MICHAEL EVERETT & Co

... A Moving Experience

A very well presented one double bedroom first floor flat with parking and the benefit of a modernised kitchen and shower room, within a short walk of Epsom town centre and station.

Front door leads to stairs to First Floor: ceiling downlighters, access to loft. Living Room: 17'4 x 11'8 (5.29m x 3.56m) ceiling downlighters, window, over stairs cupboard, shelving. Re-Fitted Contemporary Kitchen: 13'1 x 5'6 (3.99m x 1.68m) comprehensive range of eye level units with cupboards and drawers below, square butler sink with mixer taps, filter tap and drainer set in Quartz working surfaces with polished brick splashbacks, plumbing for washing machine, space for fridge, space for freezer, four ring AEG induction hob with extractor above and oven below, polished ceramic tiled floor, ceiling downlighters. Bedroom: 12'2 x 9'8 (3.71m x 2.95m) double wardrobe with sliding mirrored doors, ceiling downlighters. Shower Room: large walk-in fully tiled shower with rainforest shower, wash hand basin set in vanity unit, low level w.c., walls fully tiled with ceramic tiled floor, ceiling downlighters.

Outside: Allocated parking space (number 25).

EPC=C

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

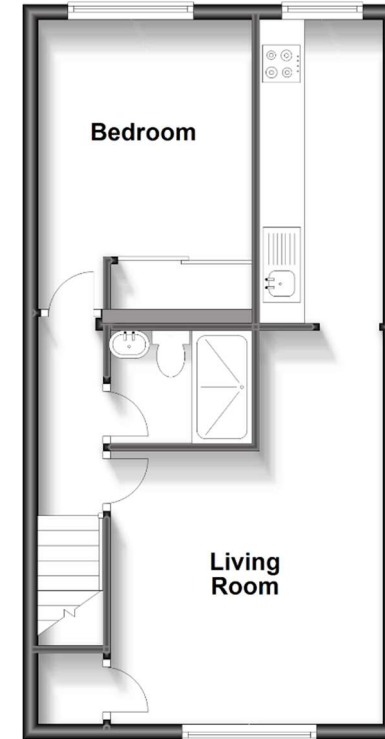
Unexpired Lease: 999 Years from 1 June 1976 (Approx. 951 years remaining)

Service/Maintenance Charge: £0.00

Ground Rent: £0.00

Asking Price £285,000 Leasehold

First Floor
Approx. 43.3 sq. metres (465.9 sq. feet)



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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.