



HOMEWATER HOUSE UPPER HIGH STREET EPSOM KT17 4QJ

MICHAEL EVERETT & Co

... A Moving Experience

A well presented first floor 2 bedroom retirement flat for the over 55's in this ever popular town location. The property has the benefit of a private balcony, communal lounge, guest bedroom and well maintained communal gardens. The property also has the benefit of no onward chain.

Entryphone system. Entrance Hall to Communal Lounge. Stairs and lift to First Floor: front door to Entrance Hall: coved cornice to ceiling, deep useful storage cupboard with shelving. Lounge: large bay window, coved cornice to ceiling, arched opening to Kitchen: comprehensive range of eye level units in light Oak effect with cupboards and drawers below, single stainless steel sink unit with single drainer, four ring electric hob with extractor above and oven below, space for fridge and freezer, walls part tiled, window overlooking front. Bedroom 1: coved cornice to ceiling, mirrored fronted wardrobes, double sliding doors to balcony. Re-fitted Shower Room: fully tiled double shower, wall mounted wash hand basin, low level w.c., walls fully tiled with matching border, coved cornice to ceiling. Bedroom 2: fitted mirrored wardrobes, cove cornice to ceiling.

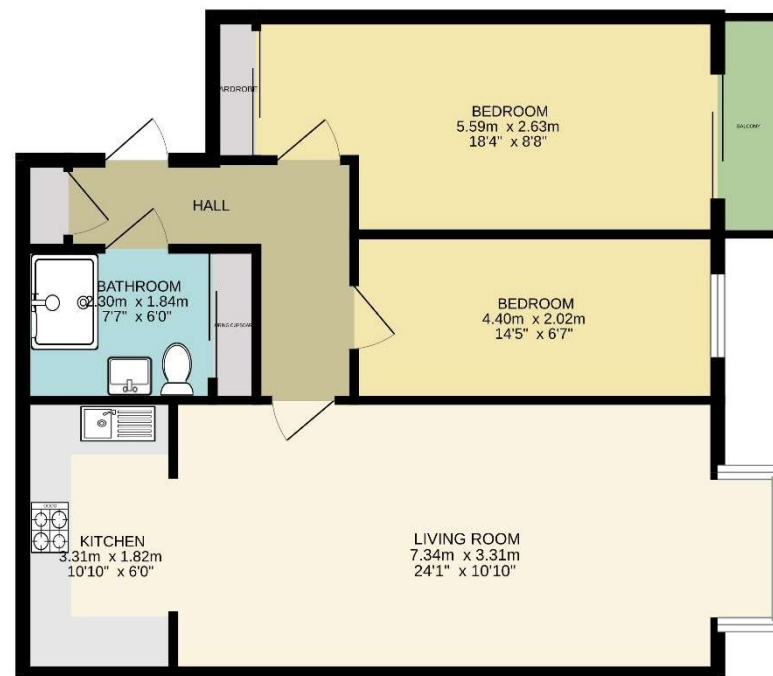
Communal lounge. Laundry facilities.

Outside: Well maintained communal gardens.

Council Tax Band: C (£2051.86 for 2024/25)
EPC= B

Unexpired Lease: 970 Years (expires 24 March 2993)
Service/Maintenance Charge: Approx. £2,836.00 per annum
Ground Rent: Peppercorn

Asking Price £210,000 Leasehold



First floor
64.3 sq.m. (692 sq.ft.) approx.

TOTAL FLOOR AREA: 64.3 sq.m. (692 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac C3023



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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.