



THE STANFORDS EAST STREET EPSOM KT17 1JE

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A first floor one bedroom apartment in this sought after development within a short walk of Epsom town centre and station. The property is offered to the market with the benefit of no onward chain and has a parking space.

Secure front door to Communal Entrance stairs to First Floor. Door to Entrance Hall: double cupboard with shelving, airing cupboard. Sitting Room: 16'2 x 11'11 (4.93m x 3.63m) coved cornice to ceiling, large picture window. Kitchen: 8'4 x 5'10 (2.54m x 1.78m) comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with oven below, single stainless steel sink unit with mixer tap and drainer, fridge, washing machine, tiled splashbacks, polished tiled flooring. Bedroom: 11'10 x 10' (3.61m x 3.05m) coved cornice to ceiling, picture window. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c, walls fully tiled.

Outside: Communal Garden. Allocated parking space.

EPC=C

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

Unexpired Lease: Approx. 955 Years Remaining – 999 Years from June 1979

Service/Maintenance Charge: £111.15 per month

Ground Rent: £60 per annum

**Asking Price £257,500 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.