



## 2 bed apartment to buy in KT17

Upper High Street, Epsom, Epsom, Surrey,  
KT17 4QJ

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ ENTRYPHONE SYSTEM
- ✓ 24'6 X 10'9 LOUNGE/DINING
- ✓ FITTED KITCHEN / BUILT IN APPLIANCES
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to offer this well presented two double bedroom first floor, lift assisted retirement apartment for over 55s with a 24'6 x 10'9 lounge/dining room, fitted kitchen with appliances and shower room. Conveniently situated in the heart of Epsom Town Centre with its wide range of shops, services, cafes, restaurants, regular bus services and mainline station to London Waterloo and Victoria lines. Carpeted communal hallways and lift to first floor landing. Front door to:-

Entrance hallway

Entryphone, night storage heater, built in storage cupboard. Lounge/dining room 24'6 x 10'9

Into double glazed bay window, night storage heater, wall light points, electric radiator, rounded arch through to:-

Fitted kitchen 10'3 x 6'

Fitted with a range of high and low level cupboards and drawers, roll work top surfaces, inset single drainer stainless sink unit with mixer tap, built in halogen hob with extractor fan above and electric oven below, fitted fridge/freezer, part tiled walls, extractor fan. BEDROOM ONE 20' X 8'6 (Maximum measurements)

Night storage heater, built in mirror fronted double wardrobe, sliding patio doors onto balcony. Bedroom two 14'3 x 6'6

Double glazed window, electric radiator, built in mirror fronted double wardrobe. Shower room

Comprising double shower cubicle, wash hand basin, concealed system w. c., extractor fan, part tiled walls, cupboard housing hot water cylinder tank. Outside

Set in maintained communal gardens. Lease

113 years

Service charge

£2,520 per annum

Council tax

Band C

NB Residents of this development benefit from a laundry room, welcoming communal lounge where neighbours can meet and enjoy organised activities. For visiting friends and family there is also a guest suite available for hire subject to availability.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 113

Annual Service Charge Amount: £2,520.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Slate tiles

Heating: Electric

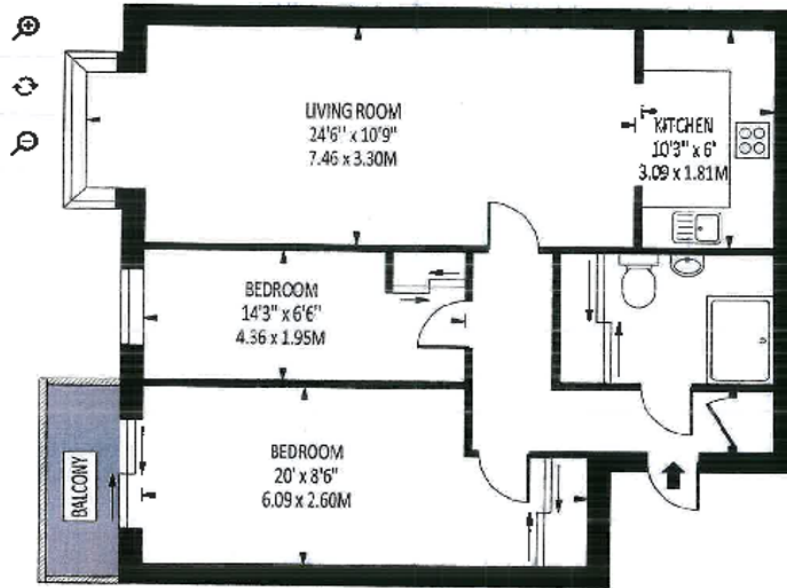
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Floorplan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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