



**3 Briavels Court Downs Hill Road, Epsom, KT18 5HP**  
**Asking Price £299,995**

**\*\*In Need of Modernisation\*\*** Thomas & May is delighted to offer this purpose built two bedroom apartment located in a popular development close to Epsom Town centre which offers a wide range of shops, restaurants, local amenities and excellent rail links to London. The development is in the catchment area of several local schools including St Martin's Infant and Junior School and Rosebery School. The property requires updating but offers the buyer a perfect opportunity to have an apartment finished to their exact requirements. Accommodation comprises bright lounge, kitchen with dining space, two good sized double bedrooms and a family bathroom. The property also benefits from a garage and the development offers well maintained communal gardens and unallocated parking. No Onward Chain.

**Communal Entrance**

Communal front door with video entry phone system, stairs to all floors.

**Entrance**

Front door with spyhole leading to entrance hall which has video entry phone, radiator, three storage cupboards one housing boiler, doors to:

**Living Room 15'3" x 12'2" (4.67 x 3.73)**

Rear aspect double glazed window, radiator, power points, TV aerial point, parquet flooring.

**Kitchen/Breakfast Room 12'9" x 8'10" (3.91 x 2.71)**

Front aspect double glazed window, range of wall and base units, roll edge work top with one and a half bowl sink and mixer tap, space for fridge/freezer, space for oven, space and plumbing for washing machine, radiator, power points.

**Bedroom One 12'2" x 9'6" (3.73 x 2.9)**

Rear aspect double glazed window, fitted wardrobes, radiator, power points.

**Bedroom Two 13'4" x 8'9" (4.07 x 2.69)**

Front aspect double glazed window, wardrobe, radiator, power points.

**Bathroom**

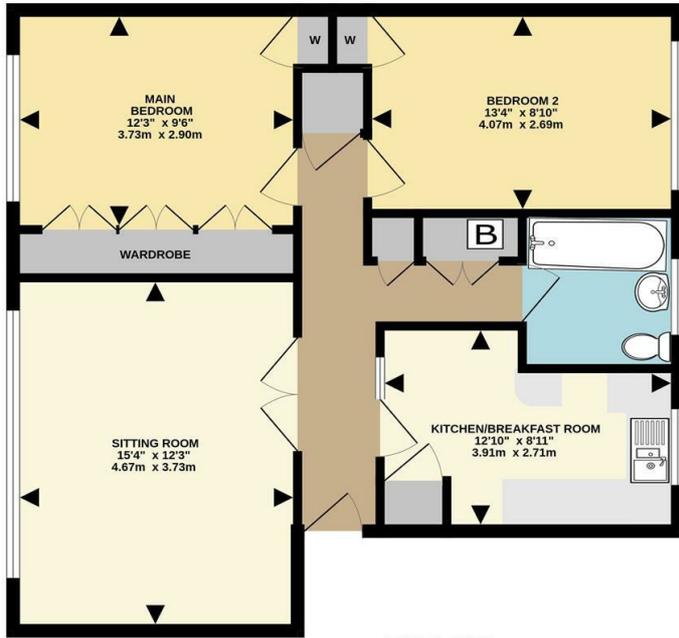
Front aspect double glazed frosted window, three piece suite comprising low level wc, wash basin with mixer tap, panel enclosed bath with power shower over, radiator.

**Outside****Garage 16'3" x 8'3" (4.96 x 2.52)**

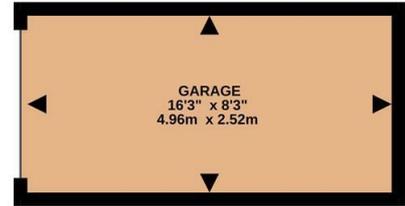
Up and over garage door.

**Communal Gardens****Unallocated Parking****Council Tax Band D****Lease 939 years remaining****Service Charge £1500 p/a****Ground Rent £25 p/a**

# Floor Plan



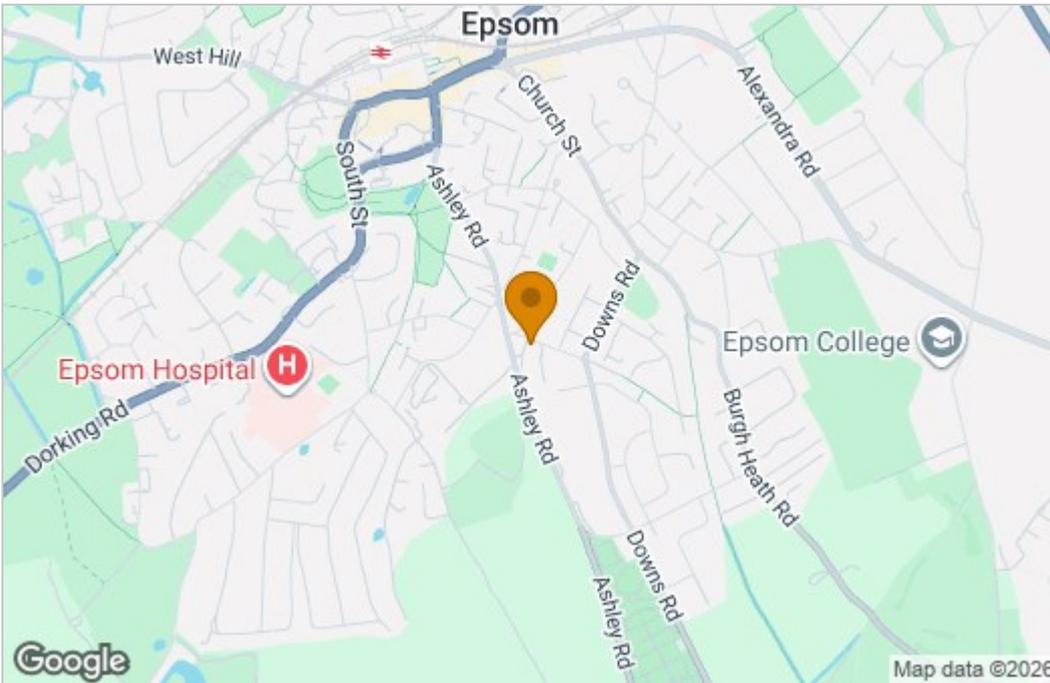
1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



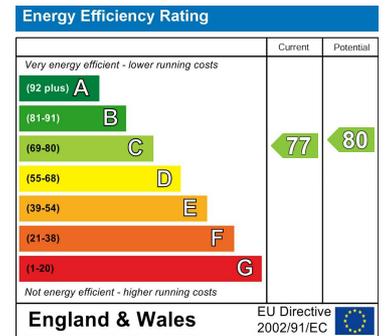
GARAGE  
135 sq.ft. (12.5 sq.m.) approx.

TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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