



**Lammtarra Place Windmill Lane, Surrey, KT17 1HY**  
**Asking Price £325,000**

Thomas & May is delighted to bring to the market this two bedroom, two bathroom first floor apartment in a rarely available sought after development. Located in an excellent position close to Glyn and Wallace Fields schools, within 0.7 miles of both Epsom and Ewell West (Zone 6) train stations and Epsom town centre with all its shops and amenities. The property has a large fitted kitchen, a bright reception room with Juliette balcony, principle bedroom with en-suite and another double bedroom. The property benefits from an allocated parking space and communal gardens. No Onward Chain

### **Communal Entrance**

Communal front door with entry phone system, stairs leading to first floor.

### **Entrance**

Front door with spy hole leading to entrance hall which has wood effect flooring, underfloor heating, power points, storage cupboard housing hot water cylinder, doors leading to.

### **Lounge 14'7" x 12'0" (4.45 x 3.67)**

Front aspect double glazed French doors with juliette balcony, continuation of wood effect flooring, under floor heating, TV aerial point, power points, telephone point.

### **Kitchen 12'0" x 7'6" (3.67 x 2.3)**

Side aspect double glazed window, range of wall and base units, roll edge work top with one and half bowl sink with drainer and mixer tap, integrated fridge/freezer, integrated oven, integrated hob with extractor over, space and plumbing for washing machine, tiled floor with underfloor heating, part tiled walls, power points.

### **Principle Bedroom 14'1" x 13'0" (4.3 x 3.97)**

Front aspect double glazed window, underfloor heating, power points, TV aerial point, telephone point, door leading to.

### **En-suite**

Side aspect double glazed frosted window, three piece suite comprising low level wc inset cistern, inset basin with mixer tap, shower cubicle with power shower, extractor fan, tiled walls, tiled floor.

### **Bedroom 10'2" x 8'5" (3.1 x 2.58)**

Front aspect double glazed window, wood effect flooring, underfloor heating, power points, TV aerial point, telephone point.

### **Bathroom**

Three piece suite comprising, low level wc with concealed cistern inset basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, extractor fan, shaver point, tiled floor, part tiled walls.

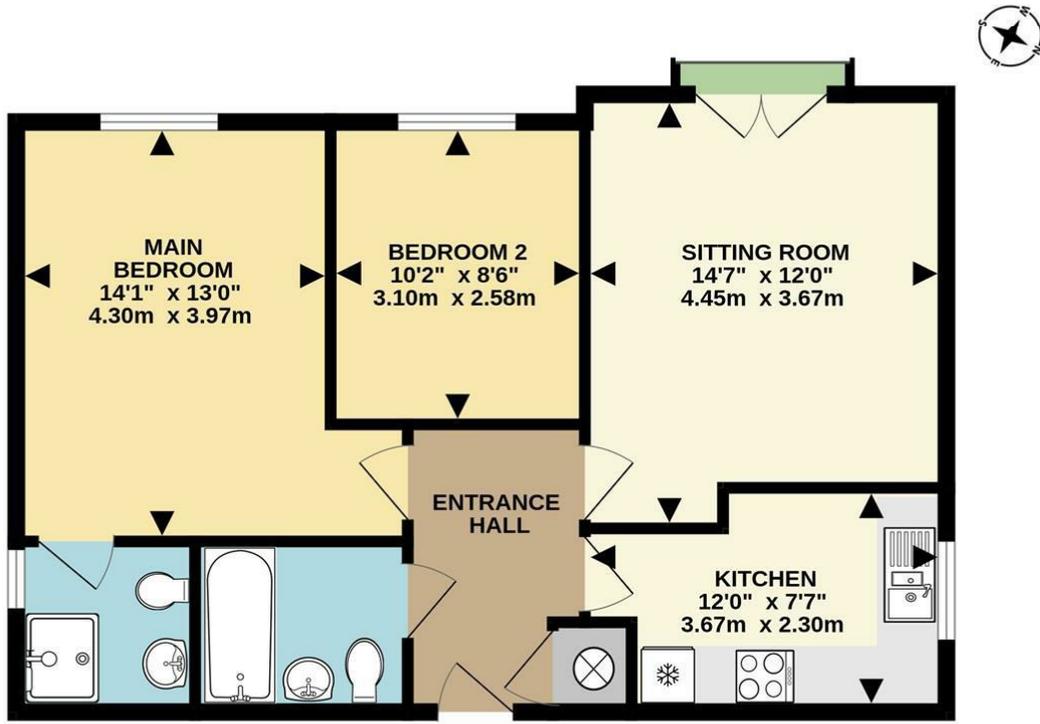
### **Outside**

### **Allocated Parking Space**

### **Communal Gardens**

### **Council Tax Band D**

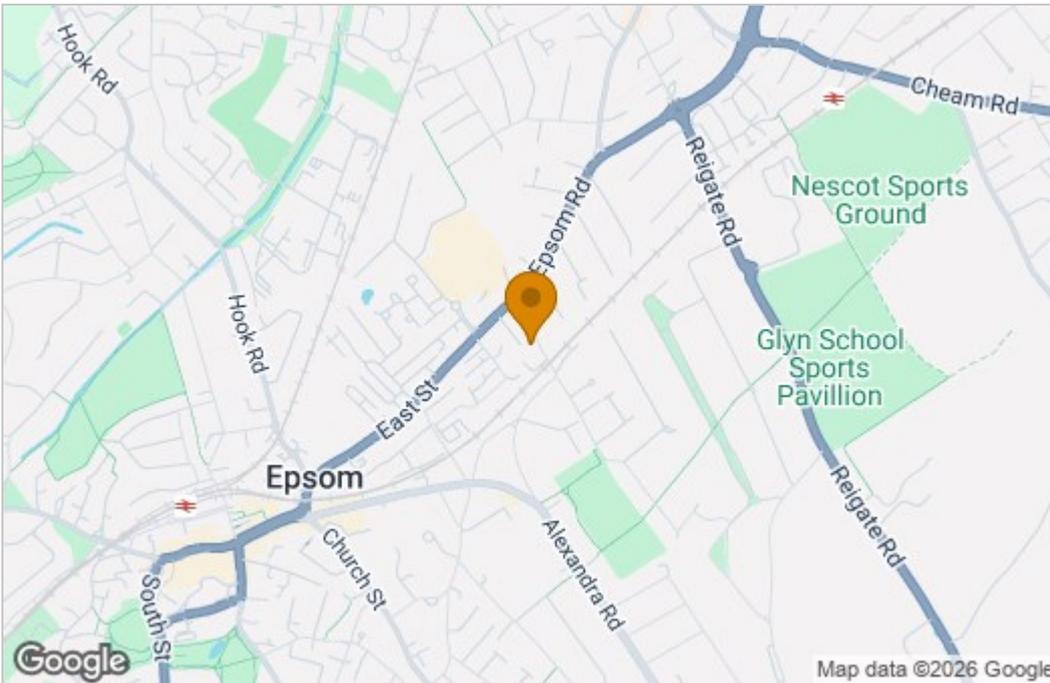
# Floor Plan



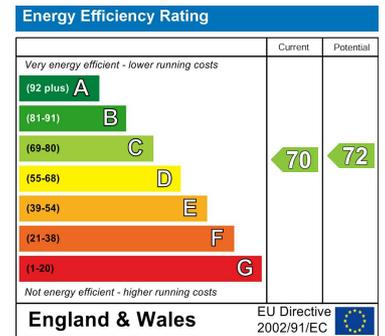
## FIRST FLOOR

TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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