



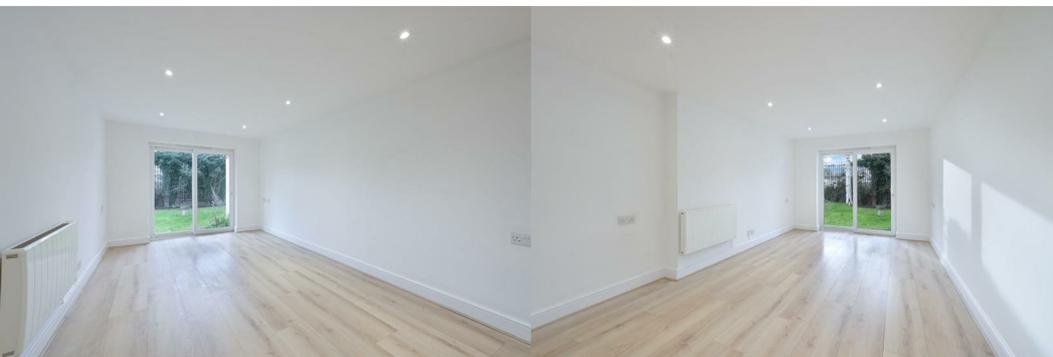
## 1 Homewater House

Upper High Street, Epsom, KT17 4QJ

**Asking Price £185,000**



**\*\*Recently Refurbished\*\*** Thomas & May is delighted to offer this ground floor one bedroom apartment in an "OVER 55's development, in the centre of Epsom with its shops, local amenities and excellent transport links. The apartment has patio doors opening onto a private patio and communal gardens and has benefited from an extensive program of refurbishment by the current owners including a new fitted kitchen, new shower room, rewiring, new flooring, fitted wardrobes in the double bedroom. The apartment offers an allocated parking space and the development has a communal garden, communal lounge and a guest suite. No Onward Chain. Sole Agent.



## COMMUNAL ENTRANCE

Entry phone system, lift and stairs to all floors.

## ENTRANCE HALL

Private front door with spyhole leading to hall, wood effect laminate flooring, power points, telephone point, doors leading to.

## OPEN PLAN KITCHEN/LIVING ROOM 22'6" x 10'7" (6.88 x 3.23)

## LIVING ROOM

Rear aspect double glazed patio doors opening onto communal garden and patio, continuation of wood effect laminate flooring, radiator, power points, TV aerial point.

## KITCHEN

Range of wall and base units, wood effect work top, stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor fan over, integrated dishwasher, fridge/freezer, continuation of wood effect laminate flooring, part tiled walls power points, extractor fan

## BEDROOM 15'9" x 9'0" (4.82 x 2.75)

Rear aspect double glazed window, side aspect double glazed window, fitted wardrobe, power points, radiator.

## BATHROOM

Three piece suite comprising low level WC, vanity unit with inset sink and chrome mixer tap, shower enclosure with electric power shower, extractor fan, heated chrome towel radiator, tiled floor, part tiled walls.

## ALLOCATED PARKING SPACE

## COMMUNAL GARDEN

## COMMUNAL LOUNGE

## GUEST BEDROOM

## COUNCIL TAX BAND C

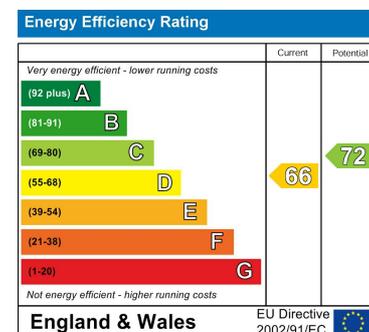
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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