



18 The Stanfords, East Street, Epsom, KT17 1JE
Asking Price £255,000

Thomas & May is delighted to offer a wonderful opportunity to acquire a top floor one bedroom apartment, that would make an ideal first time purchase or rental investment. Located equidistant of both Epsom Town Centre and the heart of Ewell Village both offering shops, local amenities and mainline stations. Accommodation comprises lounge, fitted kitchen, double bedroom and bathroom. The property also benefits from an allocated parking space and communal gardens. No Onward Chain.

Communal Entrance

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

Entrance

Front door leading to hall, telephone entry system, power point, smoke alarm, two storage cupboards one housing hotwater cylinder, hatch giving loft access, doors to:

Lounge 16'0" x 11'10" (4.89 x 3.62)

Side aspect double glazed window, wood effect flooring, radiator, power points, TV aerial point, door leading to:

Kitchen 7'8" x 5'8" (2.36 x 1.74)

Front aspect double glazed window, range of wall and base units, roll edge work top, sink with drainer and mixer tap, space for oven with extractor over, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, power points, wood effect flooring.

Bedroom 11'10" x 9'10" (3.62 x 3.01)

Side aspect double glazed window, radiator, power points.

Bathroom

Three piece suite comprising low level wc with concealed cistern, inset sink, bath with power shower over, radiator, part tiled walls wood effect flooring.

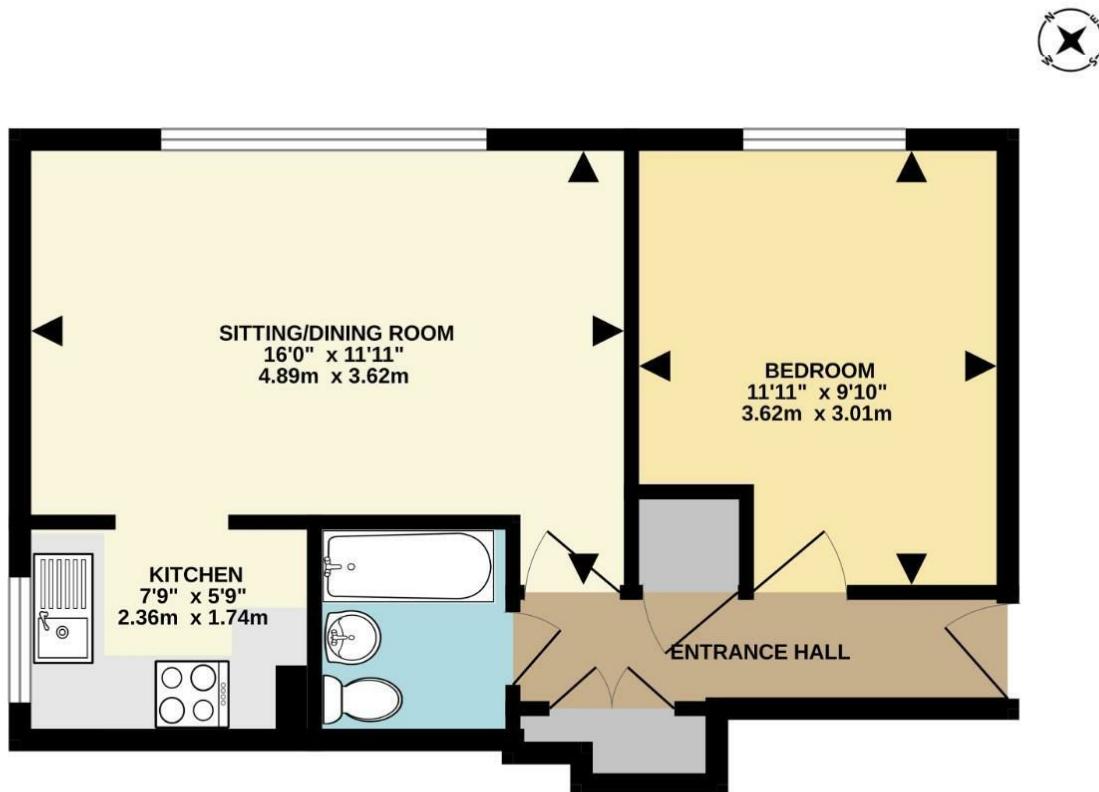
Outside

Allocated parking space

Communal Gardens

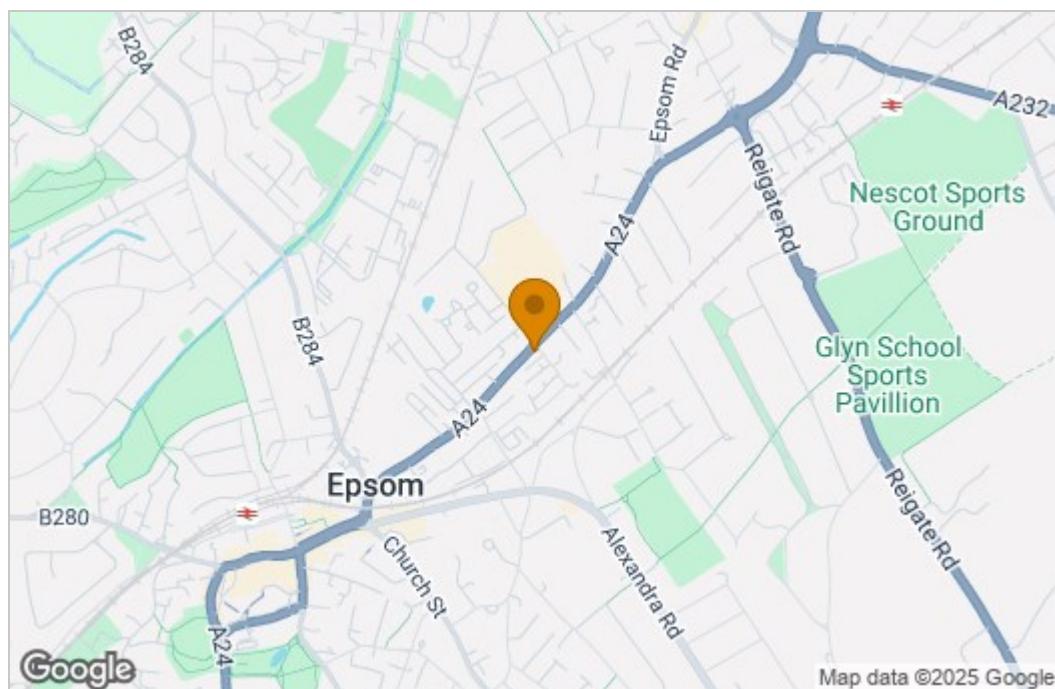
Council Tax Band C

Floor Plan



TOTAL FLOOR AREA : 405 sq.ft. (37.6 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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