



**Homewater House 30 Upper High Street, Epsom, KT17 4QJ**  
**Asking Price £195,000**

**\*\*Over 55's Development\*\*** Thomas & May is delighted to bring to the market this two bedroom apartment in an Over 55's development located in the centre of Epsom close to shops, local amenities and excellent transport links. This property benefits from an allocated parking space and accommodation comprises of a fitted kitchen, bright living room, two double bedrooms with fitted wardrobes and a modern shower room. No Onward Chain.

**Entrance**

Private front door leading to entrance hall which has storage cupboard, radiator, power points, doors to:

**Living/Dining Room 22'4" x 15'0" (6.82 x 4.59)**

Front and side aspect double glazed windows, two radiators, power points, TV aerial point, arch leading to:

**Kitchen**

Side aspect double glazed window, range of wall and base units, wood effect work top with stainless steel sink and drainer and mixer tap, integrated double oven, integrated hob with extractor over, integrated dishwasher, integrated washing machine, space for fridge/freezer, part tiled walls, power points.

**Bedroom 1 15'2" x 10'5" (4.64 x 3.19)**

Side aspect double glazed window, fitted wardrobe, power points, radiator.

**Bedroom 2 15'2" x 8'2" (4.64 x 2.49)**

Side aspect double glazed window, fitted wardrobe, power points, radiator.

**Bathroom**

Three piece suite comprising low level wc with concealed cistern, vanity unit with inset sink and chrome mixer tap, shower cubicle with power shower, part tiled walls, tiled floor, heated towel rail, extractor fan, airing cupboard housing hot water cylinder.

**Outside**

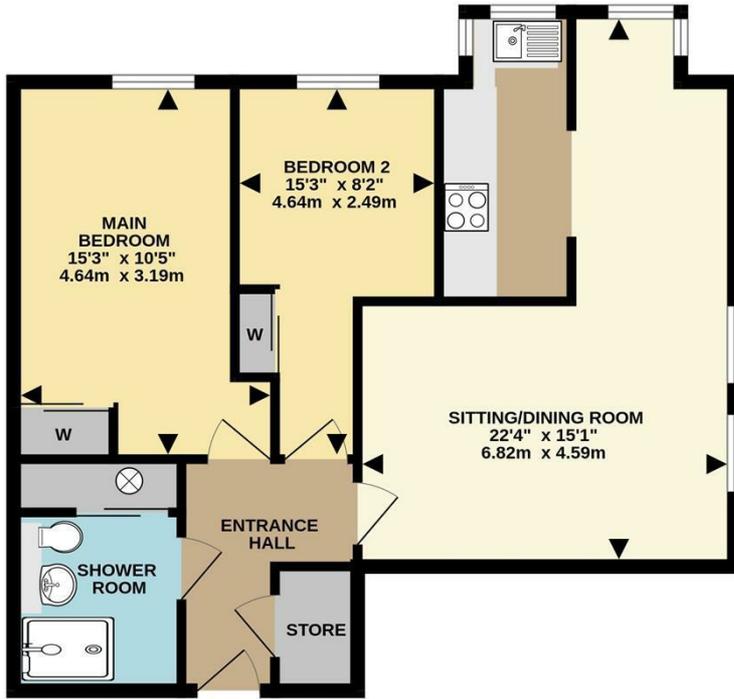
**One Allocated Parking Space**

**Communal Lounge**

**Communal Garden**

**Council Tax Band D**

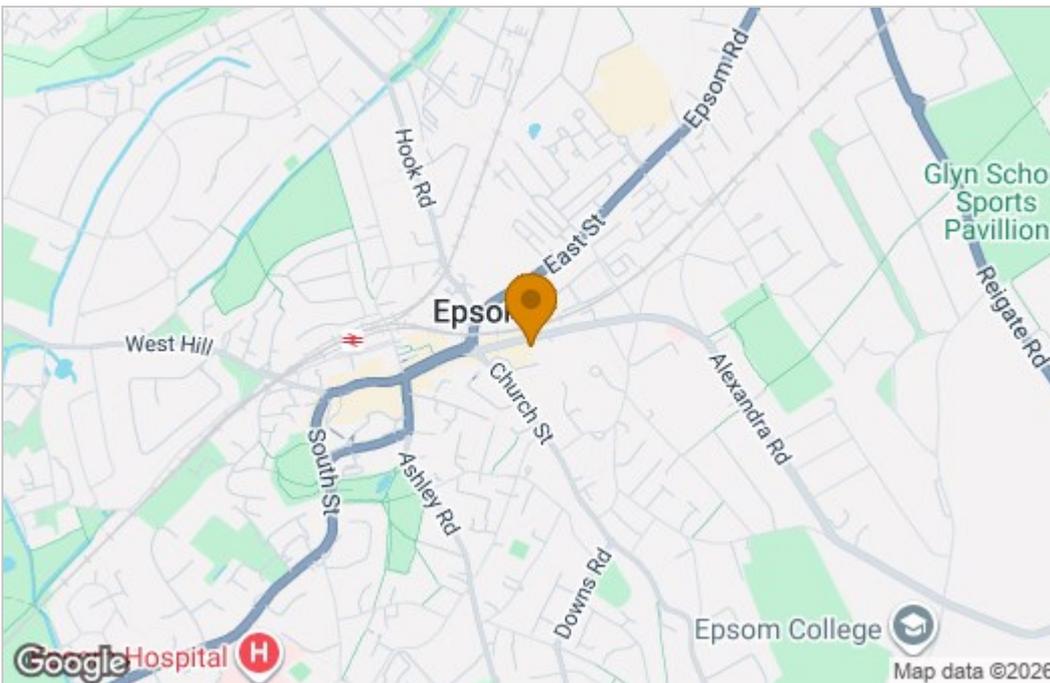
# Floor Plan



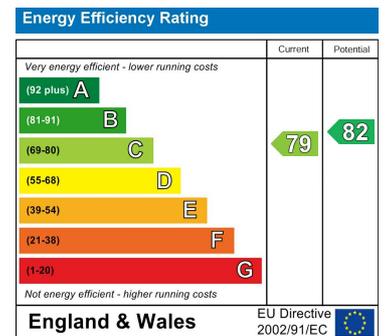
1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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