



**29 Homewater House, Epsom, KT17 4QJ**  
**Asking Price £199,950**

Thomas & May is delighted to offer this one bedroom apartment in an over 55's development in the centre of Epsom. Homewater House is located close to all the shops, local amenities and transport links that Epsom offers and the accommodation comprises of an open plan kitchen / living room with a recently fitted modern kitchen, good sized double bedroom and a bathroom. This apartment also benefits from a loft and the development offers a communal lounge, guest bedroom, and communal gardens. No Onward Chain.

## **COMMUNAL ENTRANCE**

Communal front door with entry phone system, lifts and stairs to all floors

## **ENTRANCE HALL**

Private front door with spy hole leading to hall, entry phone system, radiator, wood effect flooring, hatch giving loft access, doors to;

## **OPEN PLAN KITCHEN / LIVING ROOM 19'9" x 18'3" (6.02 x 5.56)**

### **LIVING AREA**

Front and side aspect double glazed windows, continuation of wood effect flooring, power points, TV aerial point, telephone point, two electric radiators

### **KITCHEN AREA 9'0" x 6'3" (2.74 x 1.90)**

Rear aspect double glazed window, range of wall and base units, quartz worktop with inset stainless steel sink with mixer tap, integrated oven, integrated hob, integrated fridge, integrated freezer, integrated dishwasher, wine cooler, breakfast bar, power points, continuation of wood effect flooring,

### **BEDROOM 14'10" x 9'6" (4.52 x 2.90)**

Front aspect double glazed window, built-in wardrobe, continuation of wood effect flooring, radiator, coved ceiling, power points,.

### **BATHROOM**

Rear aspect double glazed window, three piece suite comprising low level wc with concealed cistern, basin, panel enclosed bath with electric shower over, part tiled walls, fan heater, double sliding doors to cupboard housing high pressure hot water system.

## **COMMUNAL AREAS**

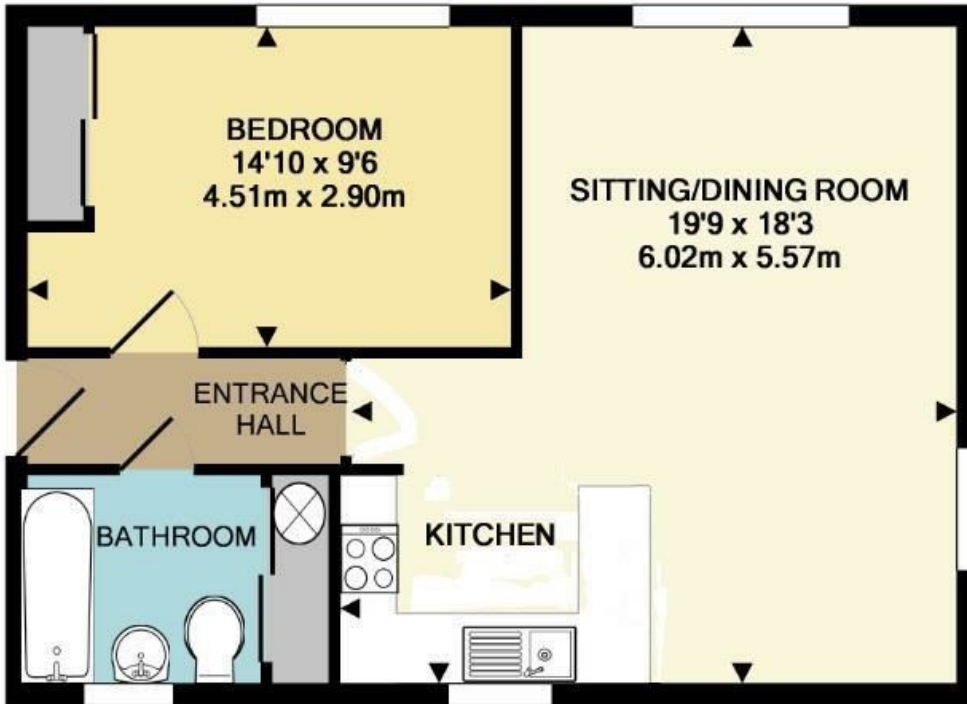
### **COMMUNAL LOUNGE WITH KITCHEN**

### **LAUNDRY ROOM**

### **GARDENS**

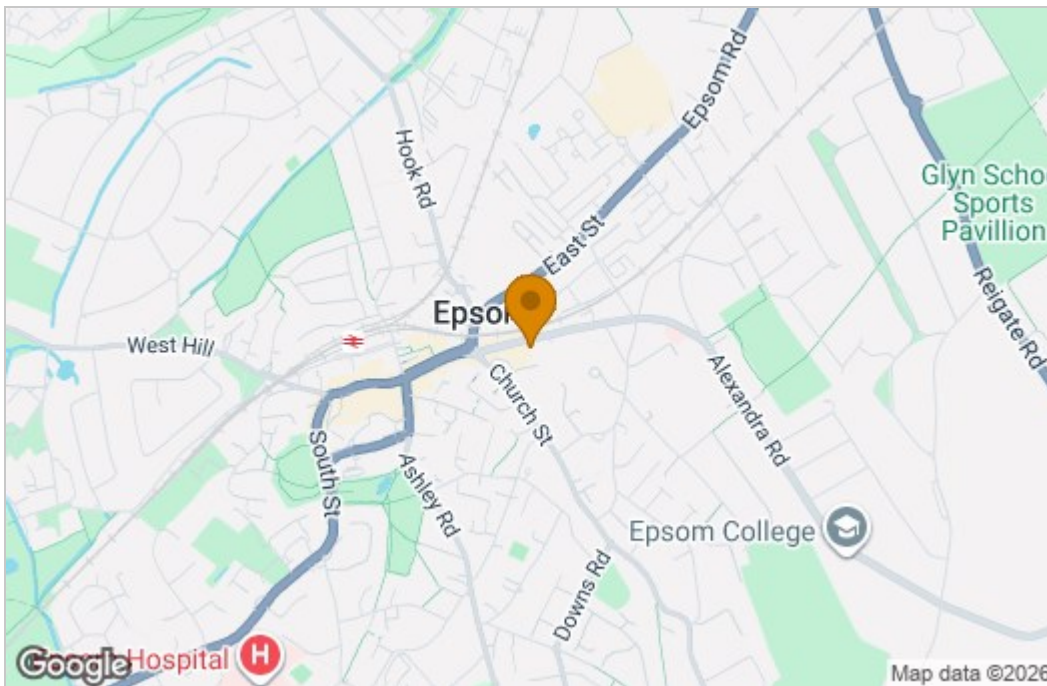
### **GUEST BEDROOM**

## Floor Plan

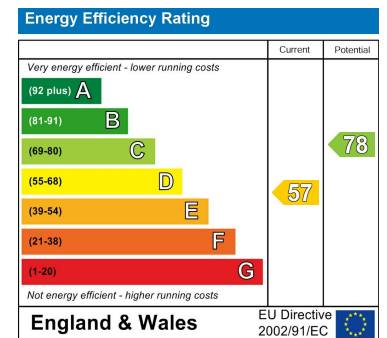


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



## Energy Efficiency Graph



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