



**9 Treemount Court, Epsom, KT17 4DU**  
**Asking Price £375,000**

Thomas & May is delighted to offer to the market this split level, spacious two bedroom maisonette located in a sought after development within the College area of Epsom and under 0.4 miles of Epsom Town Centre with its shops, local amenities and mainline station. The maisonette offers accommodation split over two floors with a living room, dining room and fitted kitchen on the first floor and two large double bedrooms and a family bathroom on the second. The property benefits from a garage en-bloc, a lease in excess of 930 years and no service charge. An early viewing is highly recommended. No onward chain.

## **ENTRANCE HALL**

Front door leading to entrance hall with wood effect laminate flooring, two storage cupboards one housing fuse board, stairs leading to first floor landing which has power points and radiator, glazed door leading to:

## **LOUNGE 17'3" x 13'1" (5.26 x 3.99)**

Front aspect double glazed windows, coved ceiling, radiator, power points, TV aerial point, telephone point, dimmer switch, thermostat control for central heating.

## **DINING ROOM 10'6" x 9'6" (3.20 x 2.90)**

Rear aspect double glazed window, coved ceiling, radiator, power points, archway leading to:

## **KITCHEN 10'2" x 7'6" (3.10 x 2.29)**

Rear aspect double glazed window, range of wall and base units, roll edge wood effect work top, sink with drainer and mixer tap, integrated fridge/freezer, integrated oven, integrated gas hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine, cupboard housing boiler, under unit lighting, tiled floor, part tiled walls, power points.

## **STAIRS**

Leading to second floor landing, storage cupboard, hatch giving access to part boarded loft, doors to:

## **BEDROOM 1 17'3" x 11'9" (5.26 x 3.58)**

Front aspect double glazed window, built-in wardrobe, radiator, power points, telephone point.

## **BEDROOM 2 10'4" x 9'11" (3.15 x 3.02)**

Rear aspect double glazed window, built-in wardrobe, radiator, TV aerial point, power points, telephone point.

## **BATHROOM**

Rear aspect double glazed window, three piece suite comprising low level wc with concealed cistern, vanity unit with inset wash basin and mixer tap, panel enclosed bath with corner mixer tap and power shower over, shaver point, chrome radiator, part tiled walls, tile effect flooring.

## **OUTSIDE**

## **GARAGE EN BLOCK**

## **RESIDENT PERMIT PARKING**

## **Council Tax Band C**

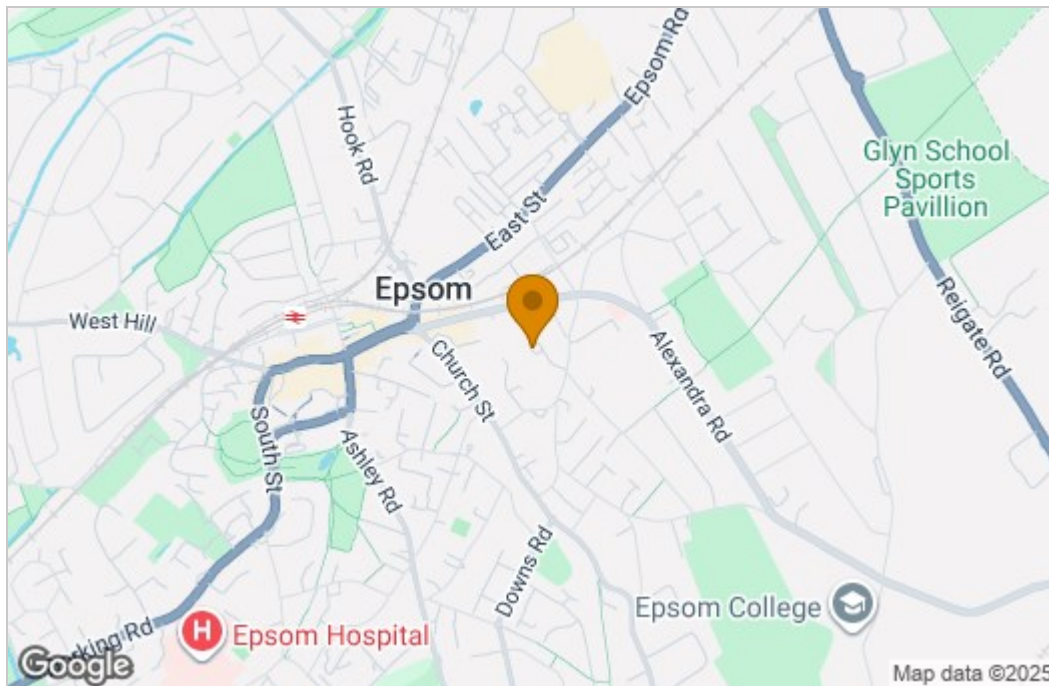
## **NB**

The vendor of this property is an associate of an estate agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that act.

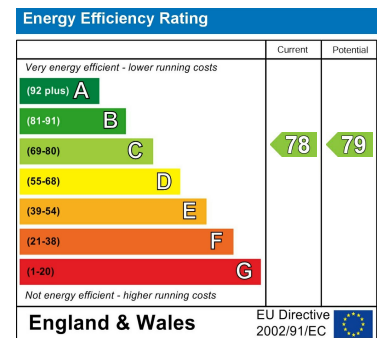
# Floor Plan



# Area Map



# 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.