



## 4 Temple Court

Temple Road, Epsom, KT19 8EZ

**Asking Price £265,000**



Thomas & May is delighted to offer to the market this bright, well presented larger than average one bedroom apartment located in a sought after development within 0.2 miles of Epsom Town Centre with its shops, local amenities and excellent rail links to London. Accommodation comprises lounge with views over communal gardens, separate kitchen, double bedroom with fitted wardrobes, shower room. With a share of Freehold this apartment would suit both first time buyers and investors. No Onward Chain.



## Communal Entrance

Communal front door with entry phone system, stairs to all floors, door giving access to car park and communal gardens. The communal areas are in the process of redecoration, new flooring etc.

## Front Door

New front door due to be installed shortly, leading to entrance hall which has entry phone system, thermostat control for gas central heating, radiator, storage cupboard.

## Sitting/Dining Room 17'9 x 12'8 (5.41m x 3.86m)

Two rear aspect double glazed windows, radiators, power points, door leading to:

## Bedroom 12'6 x 9'1 (3.81m x 2.77m)

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

## Kitchen 11'2 x 9'11 (3.40m x 3.02m)

Front aspect double glazed window, range of wall and base units, worktop with inset sink with mixer tap, integrated gas hob with extractor fan over, integrated oven, space and plumbing for washing machine, space for under counter fridge, space for under counter freezer, breakfast bar, tile effect flooring, gas boiler for central heating.

## Shower Room

Front aspect double glazed frosted window, three piece suite comprising low level wc with concealed cistern, vanity unit with inset sink and mixer tap, quadrant shower cubicle with dual headed power shower, tiled walls, tiled floor, heated towel rail.

## Outside

## Communal Gardens

## Allocated Parking Space

## Council Tax Band C

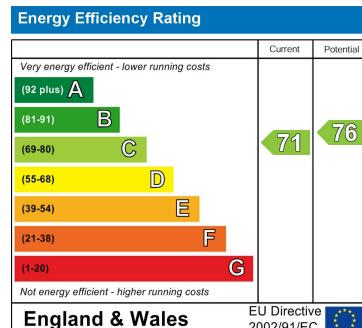
## Area Map



## Floor Plans



## Energy Efficiency Graph



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