



## 13 Novellus Court

61 South Street, Epsom, KT18 7PX

**Asking Price £210,000**



Thomas & May is delighted to offer this modern, well presented one bedroom apartment, located close to Epsom town centre with its shops, amenities and the mainline train station with excellent links to London. Accommodation comprises open plan kitchen/living room, bedroom with fitted wardrobe and a modern shower room. This apartment would make an ideal purchase for a first time buyer or a buy to let investor. No Onward Chain.



## Communal Entrance

Communal entrance with entry phone system, lift and stairs to all floors.

## Hall

Private front door leading to entrance hall with entry phone, down lights, wood effect flooring, leading to:

## Open Plan Living / Kitchen 21'4 x 15'10 (6.50m x 4.83m)

Continuation of wood effect flooring, down lights.

## Kitchen Area

Range of wall and base units, worktop with inset one and a half bowl sink with mixer tap, integrated Bosch hob with extractor over, integrated Bosch oven, integrated microwave, integrated dishwasher, integrated fridge/freeze, power points.

## Living Area

Two side aspect double glazed windows, power points, internet point, TV aerial point, thermostat control for heating, radiator, storage cupboard housing washing machine and control for central heating, door to:

## Bedroom 11'11 x 8'0 (3.63m x 2.44m)

Front aspect double glazed window, side aspect double glazed window, fitted wardrobe, radiator, downlights.

## Shower Room

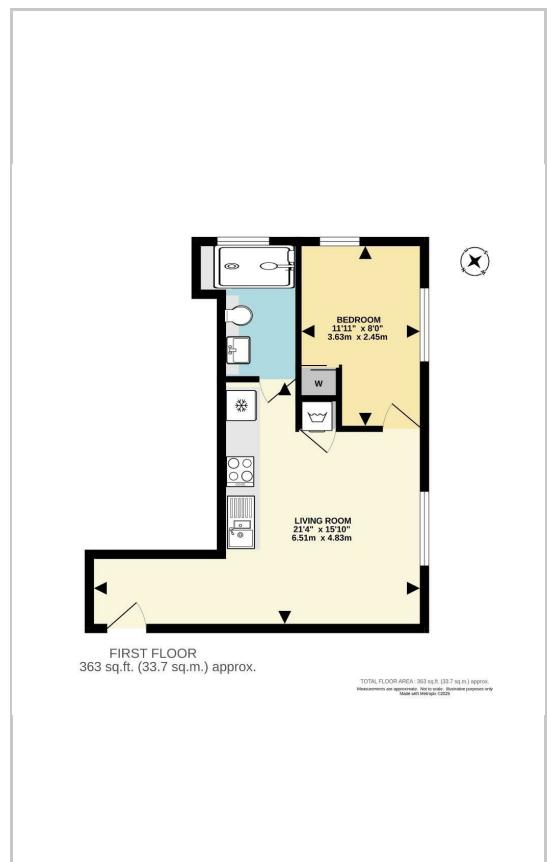
Front aspect double glazed frosted window, three piece suite comprising low level wc with concealed cistern, vanity unit with inset sink and mixer tap, shower cubicle with dual head power shower, heated towel rail, shaver point, downlights, extractor fan, tiled walls, tiled floor.

## Council Tax Band C

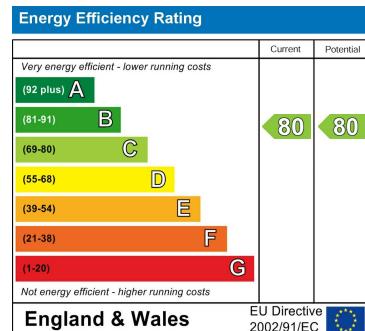
## Area Map



## Floor Plans



## Energy Efficiency Graph



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