



Elizabeth Court, Epsom

£275,000

Leasehold

- Ground Floor Apartment
- One Double Bedroom
- Spacious Living/Dining Room
- Private Patio Area
- Gated Development
- Allocated Parking
- Communal Grounds
- Walking Distance of Ewell Village
- No Ongoing Chain



Offered in Excellent condition and with no ongoing chain, this one double bedroom apartment is perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. Situated within a stone's throw of Ewell West Station.

This excellently positioned property benefits from spacious accommodation, a good amount of storage and an abundance of natural light. The open plan living area that links to the kitchen is impressive, creating a fantastic social/entertaining space. The genuine double bedroom has a built-in wardrobe, there is a high-quality bathroom with over bath

shower and a utility cupboard. This modern apartment warrants immediate inspection.

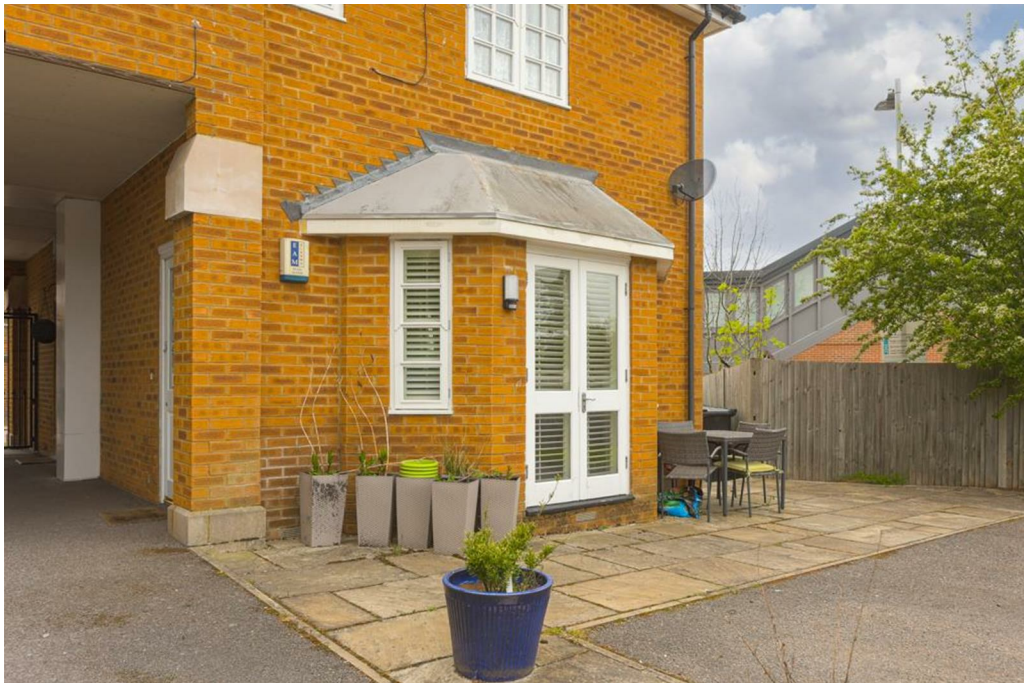
The property offers generously proportioned accommodation suitable for both owner occupiers and investors alike, with a well-designed layout that comes complete with a fully equipped kitchen with stone work surfaces that links brilliantly to the living area, oak veneer internal doors, fitted wardrobe in the bedroom, high quality bathroom, triple glazed windows and doors, and coving. The property has full use of the rear communal gardens with direct access from the lounge and a private patio.

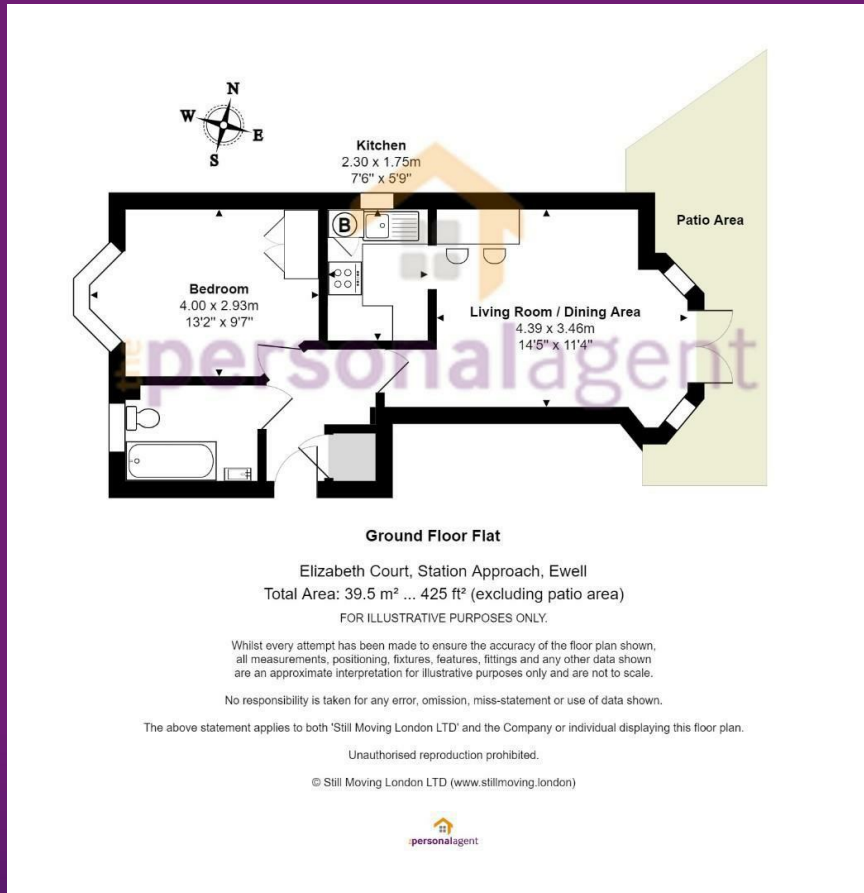
Ewell offers more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

With Epsom and Kingston just a short drive away offering a more comprehensive range of shopping facilities.

Leasehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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