

HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM
KT23 4AA

SALES:
01372 457011

LETTINGS:
01372 455244

3 BRIDGE STREET
LEATHERHEAD
KT22 8BL
01372 374806

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 727257

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

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LETTINGS

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MANAGEMENT

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DEVELOPMENT
CONSULTANTS

**20 SATIS COURT
EPSOM ROAD
EWELL, KT17 1LN**



OFFERS IN EXCESS OF £250,000

LEASEHOLD

**IMMEDIATE VACANT POSSESSION
CONVENIENTLY LOCATED FOR BOTH EPSOM & EWELL
PURPOSE BUILT GROUND FLOOR MAISONETTE**

Double Bedroom with Double Wardrobe • Living Room
Separate Fitted Kitchen • Sealed Unit Double Glazed Windows
Communal Garden • Garage

www.hugginsedwards.co.uk

20 SATIS COURT, EPSOM ROAD, EWELL

* IMMEDIATE VACANT POSSESSION * A one bedroom purpose built ground floor maisonette with garage located within approximately 3/4 mile of Epsom town. Epsom offers an extensive selection of shops, bars and restaurants including such household names as Waitrose, House of Fraser and Marks and Spencer. For commuters, Epsom mainline station provides regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes) whilst by road the M25 is approximately 4 miles distant and provides easy access to both Heathrow and Gatwick airports together with major routes in the South East. Epsom has frequently been featured in the "best places to live in the UK" lists and is home to the famous Race Course and beautiful countryside at Epsom Downs forming part of the North Downs Link.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **OUTSIDE STORE CUPBOARD**

- **ENTRANCE HALL:** Courtesy light, front door, built in storage cupboard, cold water tank.
- **LIVING ROOM** 18'5" x 10'8" (5.61m x 3.25m): sealed unit double glazed doors to communal garden, coved ceiling, wall mounted electric heater.
- **FITTED KITCHEN** 8'7" x 6'9" (2.62m x 2.06m): Fitted with a range of wall and floor units with contrasting work surfaces with post formed edges, inset single bowl single drainer stainless steel sink unit, electric cooker point, plumbing and space for washing machine, part tiled walls, vinyl floor, wall mounted electric heater, sealed unit double glazed window.
- **BEDROOM 1** 10'9" x 9'2" (3.28m x 2.79m): built in double wardrobe, wall mounted electric heater, sealed unit double glazed window.
- **BATHROOM:** White suite comprising panel enclosed bath, independent electric shower unit, shower rail and curtain, wash hand basin, low level w.c., medicine cabinet, shaver point.

OUTSIDE:-

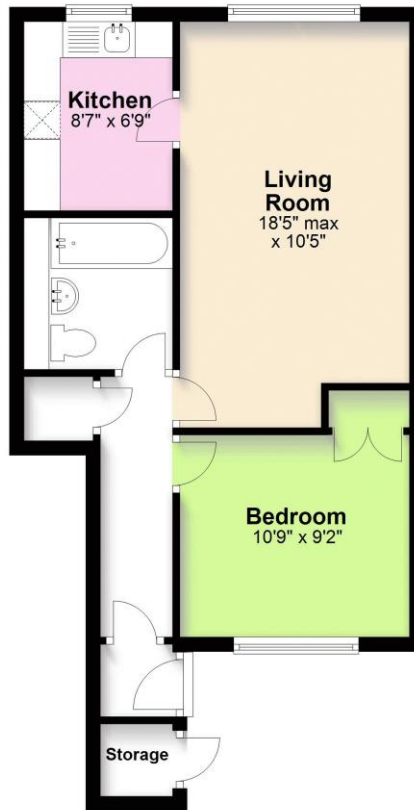
- **COMMUNAL GARDENS:** Laid mainly to lawn.
- **GARAGE:** Situated in a block at the rear of the property.
- **VISITOR PARKING:** Situated to the rear of the building.

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FLOOR PLAN

Ground Floor Maisonette

Approx. 491.4 sq. feet



Total area: approx. 491.4 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	70	73
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating

	Current	Potential
Very environmentally friendly – lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly – higher CO ₂ emissions		
	52	54
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Notes:

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

Service Charges/Maintenance Costs:

Note 3 - Lease 965 years unexpired.

Note 4 - Ground Rent £100 pa

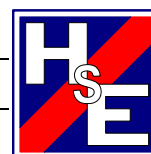
Note 5 - Maintenance approx £220 pa

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

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