



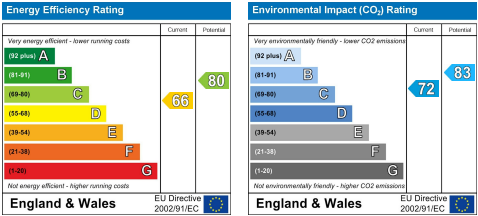
**54 Long Walk
Epsom Downs
Surrey KT18 5TW**

- ENTRANCE HALL • LIVING ROOM • KITCHEN • INNER LOBBY • 2 BEDROOMS • BATHROOM • COMMUNAL GARDENS

£225,000 - Leasehold

REQUIRING REFURBISHMENT AN ATTRACTIVE FIRST FLOOR PURPOSE BUILT FLAT SET WITHIN EASY REACH OF LOCAL AMENITIES AT TATTENHAM CORNER AND TADWORTH, WITH ASDA NEARBY AT BURGH HEATH. NO ONWARD CHAIN. SOLE AGENT. EPC - D.

Continuation: 54 Long Walk, Epsom Downs



COMMUNAL HALLWAY

With stairs to:-

1ST FLOOR LANDING

Part double glazed PVCu front door with side light panel to:

ENTRANCE HALL

Deep shelved meter cupboard, separate storage cupboard, door to Kitchen and glazed door and side panel to:-

LIVING ROOM

12'9 x 12'8 (3.89m x 3.86m)

Double glazed door to BALCONY, double glazed window to side, tiled fireplace with gas fire (not tested), door to:-

KITCHEN

8'3 x 6'7 (2.51m x 2.01m)

Double glazed window, stainless steel sink unit, wall cupboards, larder cupboard.

INNER LOBBY

With linen cupboard and doors to:-

BEDROOM 1

13'8 x 9'6 (4.17m x 2.90m)

Double glazed window, built-in cupboard/wardrobe.

BEDROOM 2

9'10 x 7' plus door recess (3.00m x 2.13m plus door recess)

Double glazed window.

BATHROOM

Double glazed window, panel bath wityh shower over, wash basin, high level wc, access to loft.

OUTSIDE

COMMUNAL GARDENS

Well tended gardens of the enjoyment of all residents.

LEASE DETAILS

We are advised that the Lease is from August 1985 for 125 years

Ground Rent £10.00 p.a.

Maintenance approx £600.00 p.a.

COUNCIL TAX

Reigate & Banstead B.C. band 'B' - £1453.44 for the year to 31/03/19.



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.