



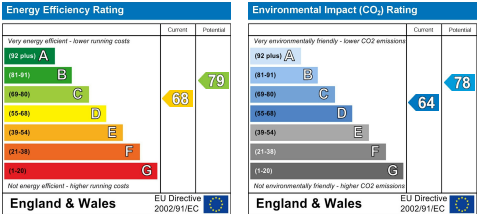
**7 Christchurch Place
Christchurch Mount
Epsom
Surrey KT19 8RS**

- Communal Hallway • Entrance Hall • Lounge • Loggia • Dining Room • Kitchen • 3-4 Bedrooms • Utility Room • Own Garden & Communal Gardens • Garage

£435,000 - Leasehold

A GROUND FLOOR APARTMENT SET IN THIS POPULAR MANSION DEVELOPMENT WITH ITS OWN GARDEN AND ACCESS TO THE COMMUNAL GARDENS. THE PROPERTY BENEFITS FROM REPLACEMENT DOUBLE GLAZING AND GAS CENTRAL HEATING. THE LOCATION OFFERS READY ACCESS TO LOCAL SHOPS AND SCHOOLS, WITH EPSOMS COMPREHENSIVE TOWN CENTRE AND STATION A SHORT DISTANCE AWAY. SOLE AGENT. NO ONWARD CHAIN. EPC - D.

Continuation: 7 Christchurch Place, Epsom



Communal Hallway

Exterior shelved cupboard, front door to:

Entrance Hall

Linen and cloaks cupboards, 2 radiators.

Lounge

18' x 11'10 (5.49m x 3.61m)

Double glazed window overlooking gardens, polished wooden 'Adam' style fireplace surround, alcove shelving, radiator, coved ceiling, glazed door to Loggia.



Dining Room

11' x 10'4 (3.35m x 3.15m)

Double glazed window to rear, servery to kitchen, radiator, Worcester wall boiler, coved ceiling.



Kitchen

10'4 x 7'6 (3.15m x 2.29m)

Double glazed window to rear, base units with cupboards and drawers, worktops, stainless steel sink unit, wall units, part tiled walls.



Bedroom 1

14'9 x 11'5 (4.50m x 3.48m)

Double glazed windows overlooking gardens, 3 double fitted wardrobes, chests of drawers and wash basin unit, radiator, coved ceiling.



Bedroom 2

14'2 x 10'10 (4.32m x 3.30m)

Double glazed window to rear, fitted wardrobes, unit with inset wash basin, radiator, coved ceiling.



Bedroom 3

11'5 x 10' (3.48m x 3.05m)

Double glazed window overlooking gardens, 2 double fitted wardrobes, radiator,



Bedroom 4 / Utility Room

11'5 x 6' (3.48m x 1.83m)

Originally a bedroom, but latterly used as a Utility Room with enamel sink unit and wall cupboards, double glazed window overlooking gardens, radiator.

Bathroom

Arranged as a 'wet room' with a walk-in shower area, wash basin, part tiled walls, radiator, obscured double glazed window to rear.

Separate WC

Double glazed window, low level wc suite

Outside

Loggia

Accessed from the Lounge, opening on to the 'Private' garden area.

Garden

Mainly laid to lawn and currently open to the Communal Gardens

Communal Gardens

To the front and rear of the development with lawns, trees shrubs, exterior stores and greenhouse.

Garage

No19 in nearby block with up and over door.



Lease Details

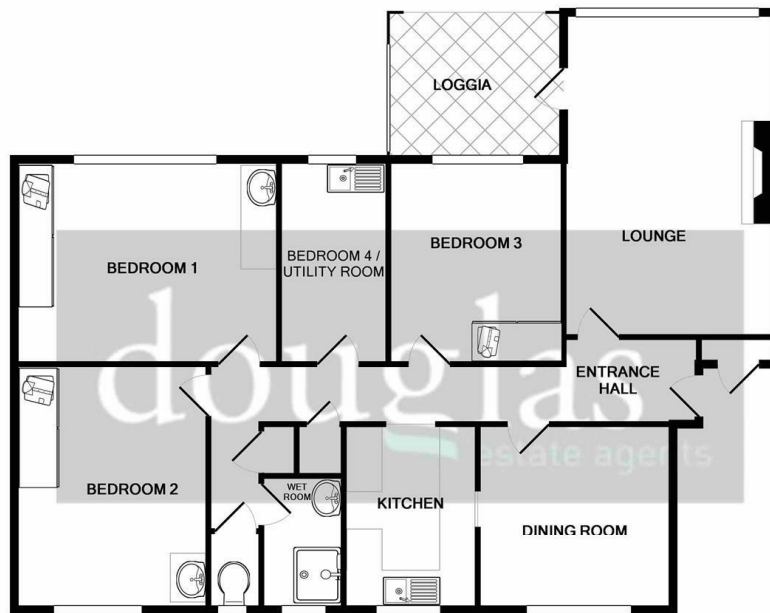
We are advised that the property has a 999 year Lease from 25th March 1966

Ground Rent - £30.00 P.A.

Maintenance - Currently circa £1,500.00 P.A.

Council Tax

Epsom & Ewell B.C. band 'D' - £1840.46 for the year to 31/03/19



TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.6 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.