



35 ROSEBANK, EPSOM KT18 7RS

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A spacious two-bedroom first floor maisonette in this highly popular location within a short walk of Epsom town centre. The property is offered to the market with the benefit of no onward chain.

Pathway leads to front door, storage cupboard. Stairs to first floor landing. Sitting Room: feature electric fireplace, window overlooking gardens. Kitchen: comprehensive range of light Oak effect cupboards with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, four ring electric hob with extractor above and adjacent oven washing machine, wall mounted boiler, larder and airing cupboard. Bedroom One: wall of built in cupboards, window overlooking front garden. Bedroom Two: window overlooking rear garden, wardrobe. Wet room: shower, wash hand basin, walls part fully tiled. Separate low level w.c.

Outside: To the rear of the property is a lawned garden with evergreen and flowering borders. Parking – Residents parking zone (£88pa for first vehicle)



First floor  
65.0 sq.m. (700 sq.ft.) approx.

Ground floor  
7.4 sq.m. (80 sq.ft.) approx.

TOTAL FLOOR AREA: 72.4 sq.m. (780 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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EPC ...C Council Tax Band C  
Lease...215 Years from March 1983  
Service/Maintenance Charge: £81.36 pcm  
Ground Rent: N/A

**Asking Price £395,000 Leasehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.