



24 PITT PLACE, CHURCH STREET, EPSOM KT17 4PY

**MICHAEL EVERETT & Co**

*... A Moving Experience*



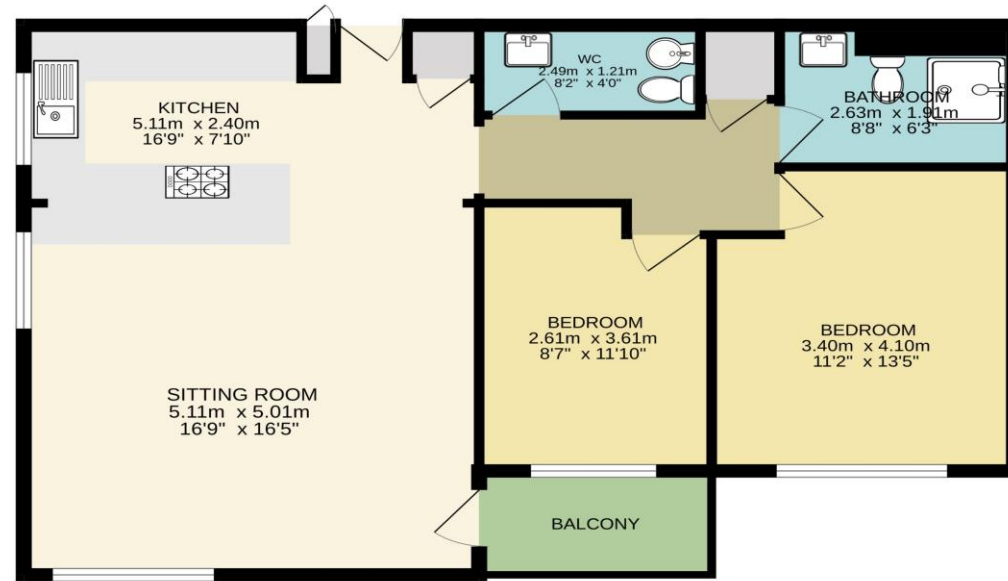
A recently updated two-bedroom ground floor luxury apartment in this highly sought after development. The property, which has been tastefully upgraded to a contemporary finish, is offered with re-fitted modern kitchen, shower room, underground parking and has the benefit no onward chain. Polished Oak flooring throughout except the bathrooms.

Security gates to apartment block. Entryphone system, communal entrance. Entrance opening into Living Room: Triple aspect with ceiling to floor views of balcony and gardens with door onto large private balcony. From the living room wide opening to open plan spacious Kitchen/Diner. Re-fitted Kitchen: comprehensive range of cupboards with cupboards and drawers below, four ring electric hob with electric double oven, integral fridge and freezer, dishwasher, inset double ceramic sink unit with mixer taps set under window overlooking gardens and driveway. Built in cupboard housing washing machine and tumble drier Inner Hall: Bedroom One: polished Oak flooring, cove cornice ceiling, window overlooking front gardens. Refitted Shower room with large walk in rain forest shower, wall mounted chrome heated towel rail, wall mounted wash hand basin set in vanity unit, low level w.c., walls fully tiled in contemporary tiling. Bedroom Two: long picture window. Refitted WC: wash hand basin set in vanity unit, Bidet, low level w.c., wall's fully tiled in modern ceramics.

Outside: Well-maintained communal gardens. Underground parking, small storeroom. Visitor parking.

Council Tax – E EPC – C  
Unexpired Lease: approx 994 years remaining  
Service/Maintenance Charge: £3,048 per annum  
Ground Rent: Nil

**£520,000 Share of Freehold**



Ground floor  
73.4 sq.m. (790 sq.ft.) approx.

TOTAL FLOOR AREA : 73.4 sq.m. (790 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.