

FOR  
SALE



Nimbus Road, Epsom, Surrey KT19 9BW

OFFERS OVER £275,000 - Leasehold



252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com



## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM GROUND FLOOR FLAT with double glazing, gas central heating, COMMUNAL GARDENS.....NO CHAIN.....KEY WITH AGENT.

## POINTS OF INTEREST

- *Two Bedroom Ground Floor Flat*
- *Double Glazing*
- *Gas Central Heating*
- *Communal Gardens*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Communal Entrance

Storage cupboard, door to

#### Entrance Hall

Storage cupboard, radiator, entry phone, further cupboard

#### Lounge

15' 7" x 12' 3" (4.75m x 3.73m) Radiator, double glazed window

#### Kitchen

12' 3" x 9' 6" (3.73m x 2.90m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, radiator, double glazed window

#### Bedroom 1

15' 6" x 10' 1" (4.72m x 3.07m) Radiator, double glazed window

#### Bedroom 2

15' 3" x 8' 1" (4.65m x 2.46m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, low level wc, wash hand basin, heated towel rail, part tiled walls, double glazed window

#### Cloakroom

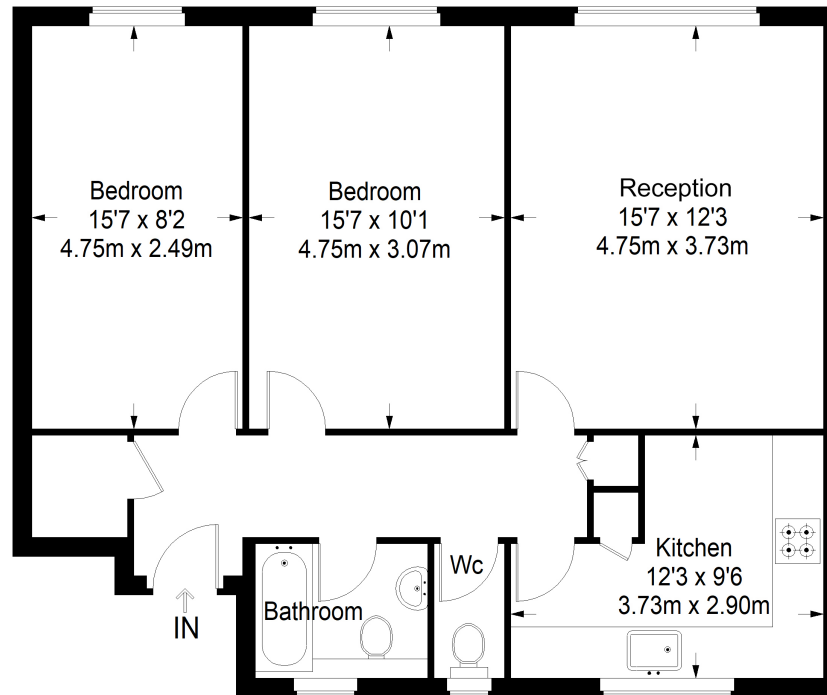
Comprising low level wc, wash hand basin, radiator, tiled walls, double glazed window

### Outside

#### Communal Gardens

Mainly laid to lawn

## Nimbus Road



**Ground Floor = 751 sq ft**

Approximate Gross Internal Area  
GROUND FLOOR = 751 sq ft / 69.77 sq m  
Total = 751 sq ft / 69.77 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)