

FOR
SALE



Court Farm Gardens, Manor Green Road, Epsom KT19 8SL

£300,000 - Leasehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO BEDROOM GROUND FLOOR FLAT with MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, OWN GARDEN AND COMMUNAL GARDENS.....NO CHAIN.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Ground Floor Maisonette*
- *Modern Kitchen*
- *Double Glazing*
- *Gas Central Heating*
- *Garden*
- *Close to Epsom Town Centre*



ROOM DESCRIPTIONS

Front Door to

Lounge/Diner

18' 1" x 10' 8" (5.51m x 3.25m) Radiator, double glazed window

Modern Kitchen

8' 10" x 6' 6" (2.69m x 1.98m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, fridge freezer, washing machine, fitted oven and hob, extractor, double glazed window

Bathroom

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

Bedroom 1

9' 0" x 8' 8" (2.74m x 2.64m) Radiator, fitted wardrobes, double glazed window

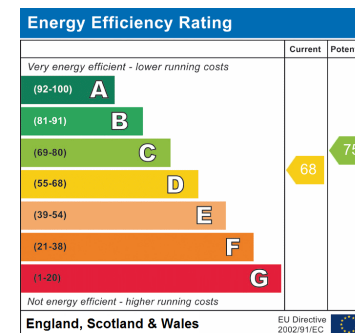
Bedroom 2

10' 8" x 7' 7" (3.25m x 2.31m) Radiator, double glazed window

Outside

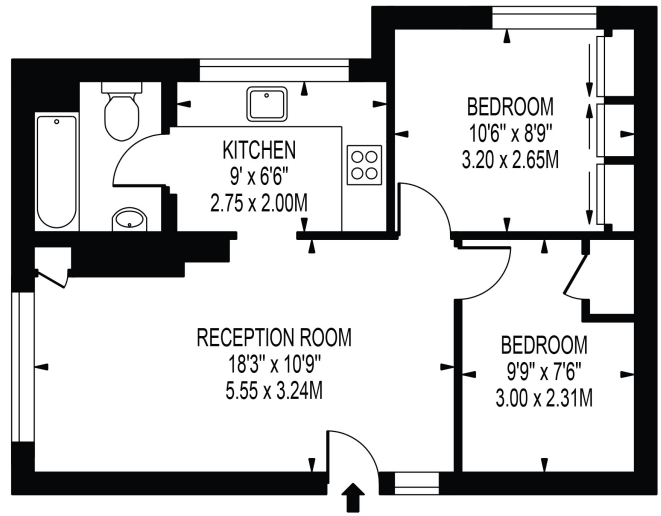
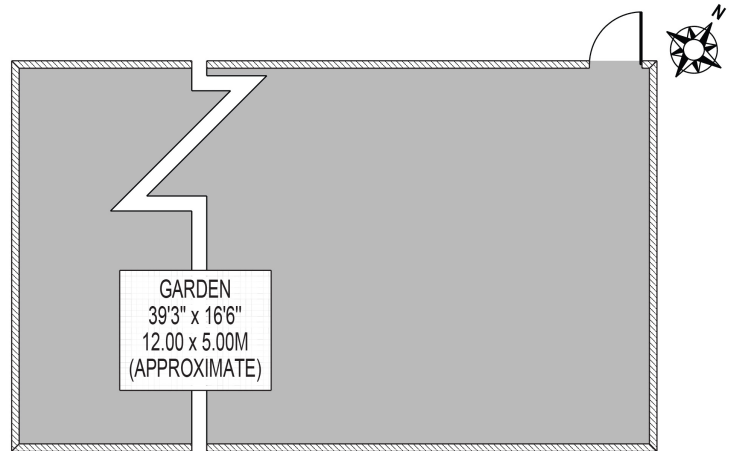
Rear Garden

Artificial grass, patio area, decking area, garden shed with power



COURT FARM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 469 SQ FT - 43.60 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.