

**WILLIAMS
HARLOW**

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Farriers Road

Epsom, London KT17 1LR

£1,300 PCM Unfurnished



WILLIAMS HARLOW ARE BRINGING A TWO DOUBLE BEDROOM GROUND FLOOR FLAT IN EPSOM TO THE MARKET. Consisting of two double bedrooms, a family bathroom, good size kitchen and a spacious lounge leading onto the communal gardens. In good condition on a quiet residential development but still close to the amenities provided by Epsom Town Centre. Further benefits include gas central heating, double glazing and TWO car parking spaces. Available late January 2022 on an unfurnished basis.



ENTRANCE

Secure phone entry system

HALLWAY

Wood flooring leading to each room

BEDROOM 1

Double size room with wood flooring and built-in wardrobes

BEDROOM 2

Wood flooring and double-glazed window

BATHROOM

Shower over bath, WC and hand-basin

KITCHEN

Good size kitchen with wood flooring and integrated appliances including dish-washer

LOUNGE

Spacious lounge with flowing wood flooring and double glazed french doors leading directly into the communal gardens and private patio

GARDEN

Communal gardens with private patio and outside storage

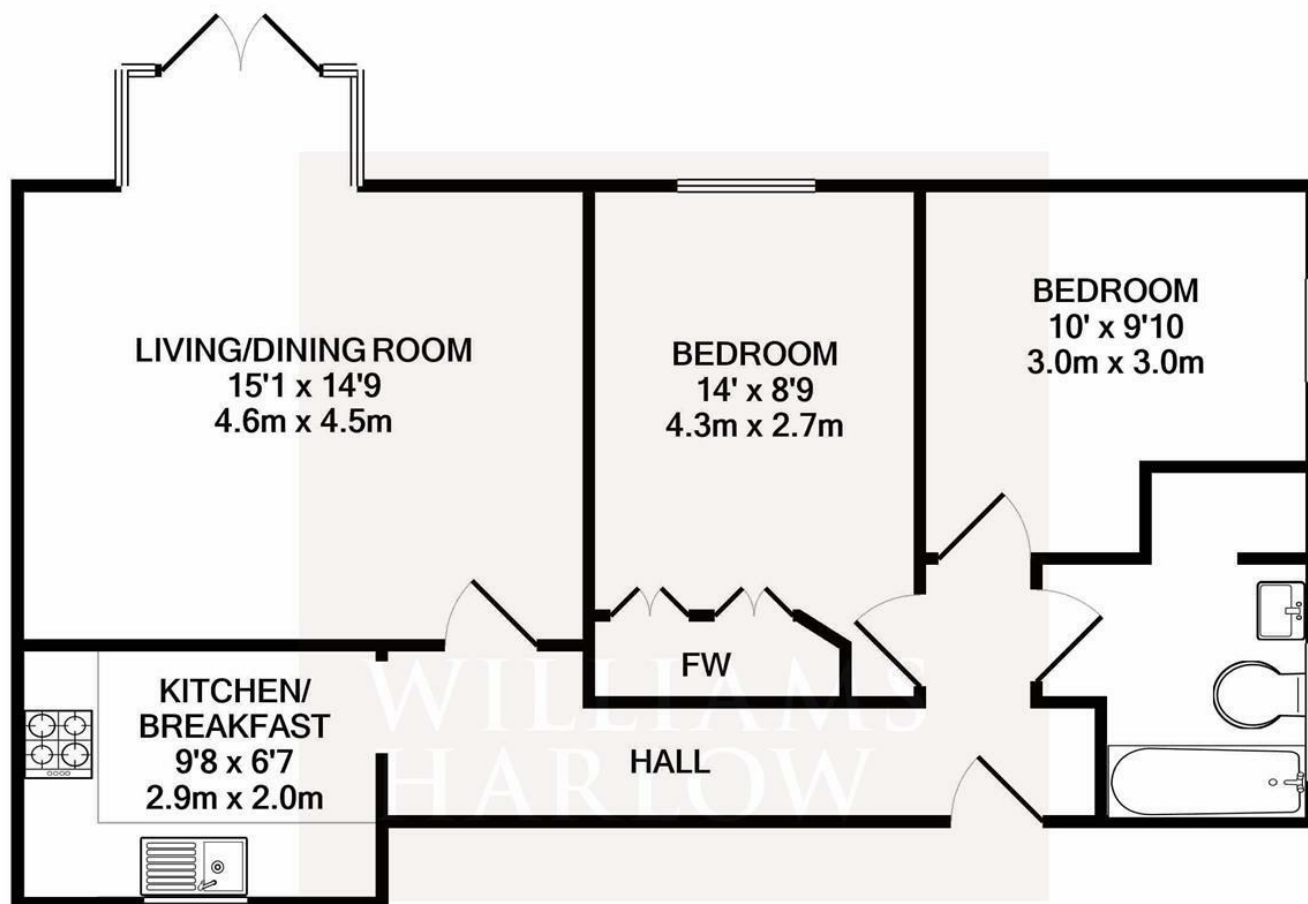
OUTSIDE

TWO numbered and allocated car parking spaces

COUNCIL TAX

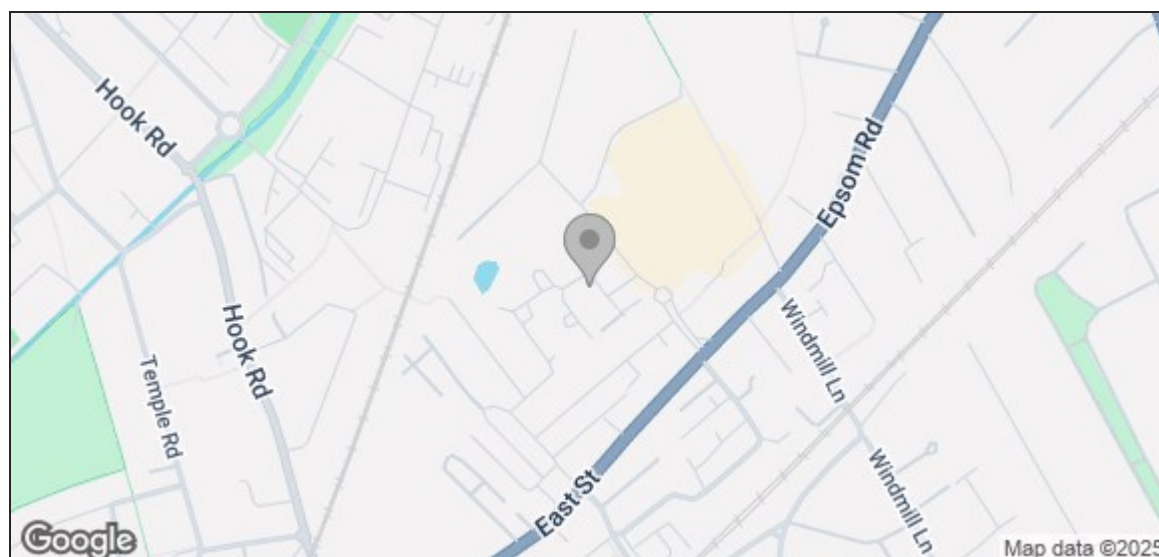
Council Tax Band D (£2042.91) 2021 / 22





TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		