

## Highridge Close Epsom, Surrey KT18 5HF

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS TWO BEDROOM GROUND FLOOR APARTMENT TO THE MARKET. Situated on a quiet cul-de-sac within walking distance to Epsom Town Centre, this refurbished property is in an excellent location. The accommodation consists of two double bedrooms, a large, modern family bathroom, spacious reception room and adjoining kitchen-diner. Further benefits include gas central heating, double glazing and off-street car parking. Available with a short notice period on an unfurnished basis.

£1,250 PCM



## ENTRANCE

Ground Floor

## BEDROOM ONE

Large carpeted room with double glazing and internal shutters

## BEDROOM TWO

Good size double room with wood laminate flooring and overlooking the rear communal gardens

## BATHROOM

Family size bathroom with ew electric shower over the bath, WC, basin and large storage cupboard

## KITCHEN-DINER

Large, tiled kitchen-diner overlooking the rear gardens with a fridge-freezer and dishwasher, plenty of storage units and room for a dining table and chairs.

## LOUNGE

Spacious carpeted lounge with large double-glazed windows and internal shutters

## OUTSIDE

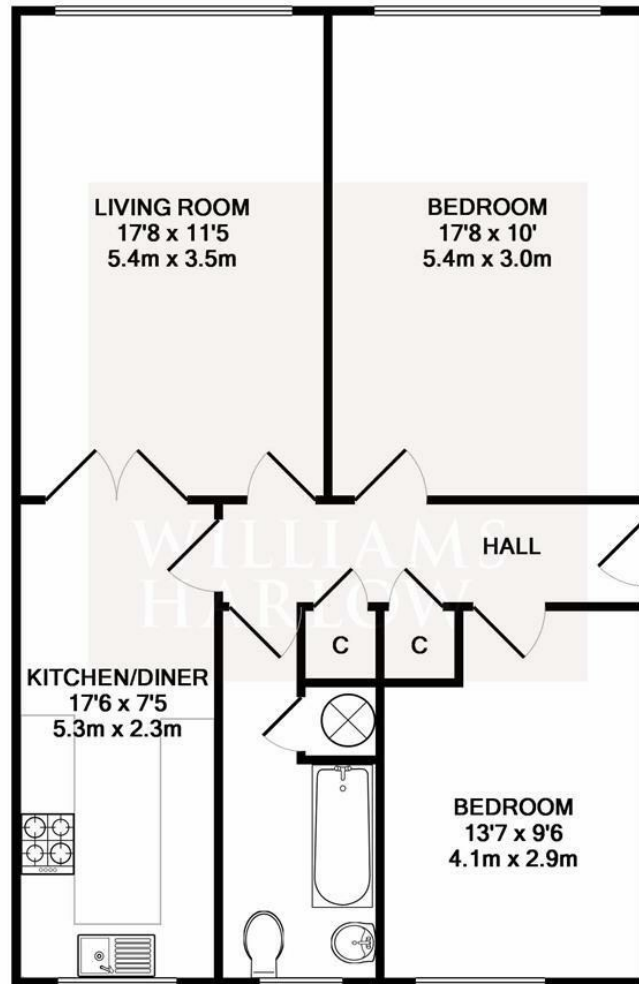
Communal, landscaped gardens to the front and rear of the property.

## COUNCIL TAX

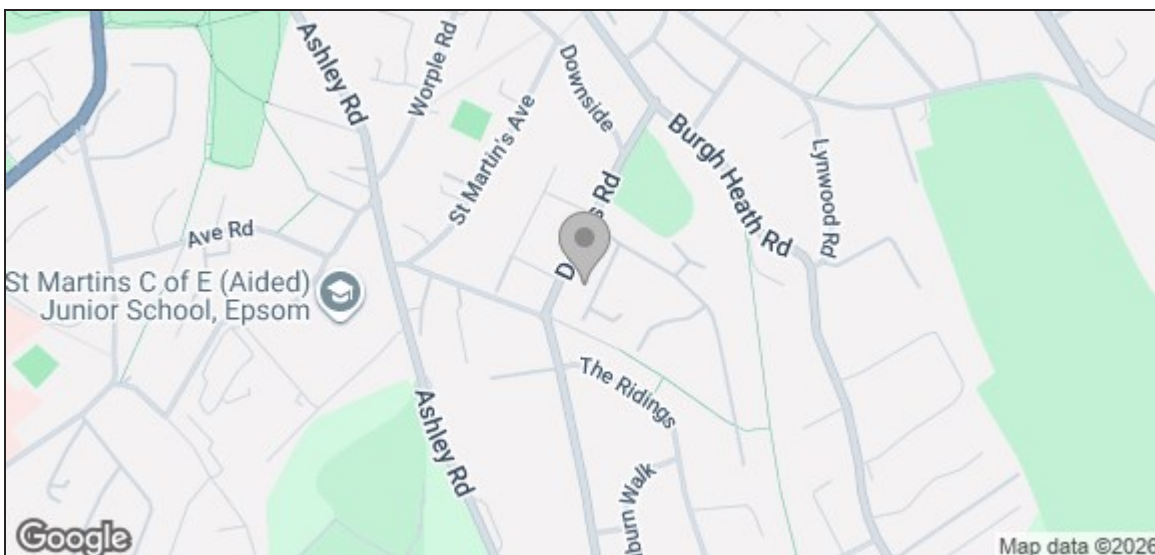
Council Tax Band D (£1985.34) 2020/21







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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