



1 LAKESIDE

EWELL COURT AVENUE, EPSOM, SURREY, KT19 0ED

& RICE
ROMAN

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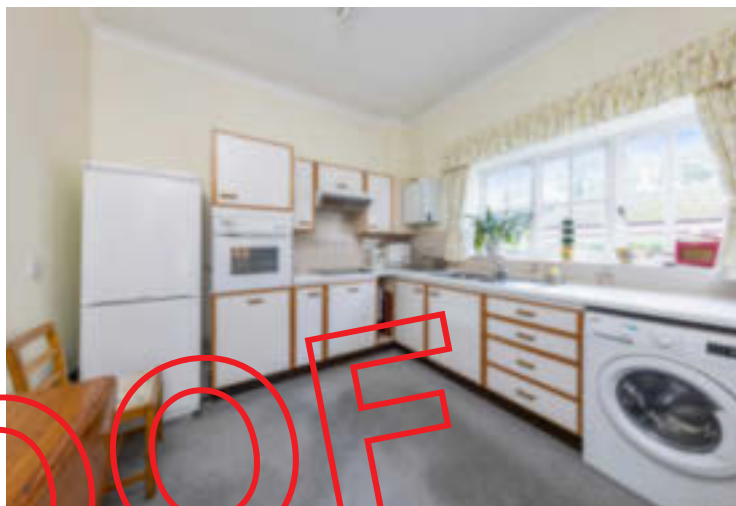


A bright and airy two-bedroom house with a private garage

£439,950

EPC Rating D

- Two Bedroom Terraced House
- Exclusively For Those Aged 55+
- Optional Ground Floor Living
- Private South Facing Patio
- Stunning Communal Gardens
- Short Walk To Ewell Village

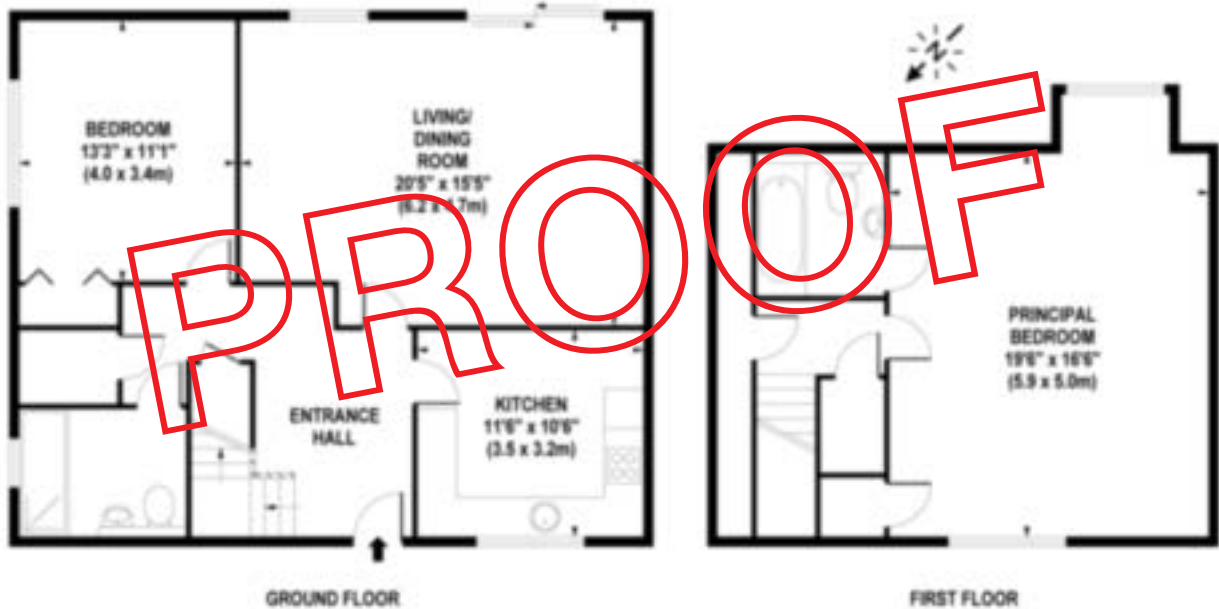


Located in the sought after Lakeside development is this bright and airy two bedroom house offering well-proportioned accommodation with feature high ceilings and the option to add your own taste. Features include an inviting reception room opening onto a sunny patio, well-equipped kitchen, modern shower room, double glazed windows, gas central heating, ample inbuilt storage and no onward chain. With a good-sized bedroom on both the grounds floor and the first floor this property gives the next occupier the option of ground floor living, ample living space with the many benefits and security that a retirement property offers.

SERVICE CHARGE: £2,532.00 PA

GROUND RENT: £75 PA

LEASE LENGTH: 969 YEARS



APPROX. GROSS INTERNAL FLOOR AREA 1337 SQ FT / 124 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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