

HUGGINS EDWARDS SHARP

20 SATIS COURT EPSOM ROAD EWELL, KT17 1LN



OFFERS IN EXCESS OF £250,000 FREEHOLD

RESIDENTIAL INVESTMENT OPPORTUNITY OF INTEREST TO INVESTORS CONVENIENTLY LOCATED FOR BOTH EPSOM & EWELL

Purpose Built Ground Floor Maisonette Double Bedroom with Double Wardrobe • Living Room Separate Fitted Kitchen • Sealed Unit Double Glazed Windows Communal Garden • Garage

www.hugginsedwards.co.uk

11-15 HIGH STREET BOOKHAM KT23 4AA SALES: 01372 457011 LETTINGS: 01372 455244

3 BRIDGE STREET LEATHERHEAD KT22 8BL 01372 374806

APEX HOUSE 10 WEST STREET EPSOM KT18 7RG 01372 727257

1 GROVE ROAD SUTTON SM1 1BB 020 8642 2266

CHARTERED SURVEYORS

RESIDENTIAL & COMMERCIAL ESTATE AGENTS

RESIDENTIAL LETTINGS

COMMERCIAL PROPERTY MANAGEMENT

VALUERS & DEVELOPMENT CONSULTANTS

20 SATIS COURT, EPSOM ROAD, EWELL

SITUATED approximately 3/4 of a mile of Epsom town centre, including the Ashley shopping centre. Epsom offers an extensive selection of shops, bars and restaurants including such household names as Waitrose, House of Fraser and Marks and Spencer. For commuters, Epsom mainline station provides regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes) whilst by road the M25 is approximately 4 miles distant and provides easy access to both Heathrow and Gatwick airports together with major routes in the South East. Epsom has frequently been featured in the "best places to live in the UK" lists and is home to the famous Race Course and beautiful countryside at Epsom Downs forming part of the North Downs Link.

* OF INTEREST TO INVESTORS * AN INVESTMENT OPPORTUNITY * A one bedroom purpose built ground floor maisonette with garage located within approximately 3/4 mile of Epsom town and let on an assured short term tenancy until end August 2021, producing approximately £10,380 per annum.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

• OUTSIDE STORE CUPBOARD

• ENTRANCE HALL: Courtesy light, front door, built in storage cupboard, cold water tank.

• LIVING ROOM $18'5" \times 10'8"$ (5.61m $\times 3.25m$): sealed unit double glazed doors to communal garden, coved ceiling, wall mounted electric heater.

• **FITTED KITCHEN** 8'7" × 6'9" (2.62m × 2.06m): Fitted with a range of wall and floor units with contrasting work surfaces with post formed edges, inset single bowl single drainer stainless steel sink unit, electric cooker point, plumbing and space for washing machine, part tiled walls, vinyl floor, wall mounted electric heater, sealed unit double glazed window.

• **BEDROOM 1** 10'9" \times 9'2" (3.28m \times 2.79m): built in double wardrobe, wall mounted electric heater, sealed unit double glazed window.

• **BATHROOM**: White suite comprising panel enclosed bath, independent electric shower unit, shower rail and curtain, wash hand basin, low level w.c., medicine cabinet, shaver point.

OUTSIDE:-

- COMMUNAL GARDENS: Laid mainly to lawn.
- GARAGE: Situated in a block at the rear of the property.
- VISITOR PARKING: Situated to the rear of the building.

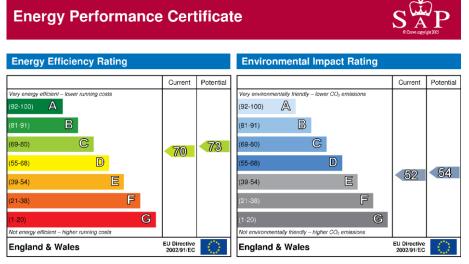
20 SATIS COURT, EPSOM ROAD, EWELL

FLOOR PLAN

Approx. 491.4 sq. feet

Total area: approx. 491.4 sq. feet Please note that this floorplan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

20 SATIS COURT, EPSOM ROAD, EWELL

Notes:

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

Leatherhead Office	01372 374806	info@hes-leatherhead.co.uk	Γ
Bookham Office	01372 457011	sales@hes-bookham.co.uk	
Website	www.hugginsedwards.co.uk		

HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11-15 HIGH STREET, BOOKHAM, SURREY, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.



