



STONELEIGH BROADWAY, EPSOM, SURREY, KT17
£285,000 LEASEHOLD

**A WELL-PRESENTED TWO BEDROOM MAISONETTE
WITH PRIVATE GARDEN SITUATED JUST MOMENTS
FROM STONELEIGH BROADWAY AND TRAIN STATION**

Winkworth

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See things differently



AT A GLANCE

- 2 Double Bedrooms
- Living Room/Dining Room
- Open Plan Kitchen
- Bathroom
- Garden 50 ft Approx
- Close to Stoneleigh Station and Stoneleigh Broadway
- Close to Several Well-Regarded Schools
- Council Tax Band B
- EPC Rating C

DESCRIPTION

A well-presented two bedroom, second floor maisonette with private garden, conveniently located in Stoneleigh Broadway with its range of shops, restaurants and mainline railway station, providing fast and frequent services into Central London.

Numerous well-regarded schools are close by, including Meadow Primary School and Auriol Junior School.

Accommodation comprises an open-plan kitchen and living room, two double bedrooms and the family bathroom.

Externally the property benefits from a well-maintained private garden.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in March 2004, meaning it has approximately 106 years remaining.
- We have been advised that there aren't any service and maintenance costs.
- The ground rent is approximately £100 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living Room - 11'10" x 10'6" max (3.6m x 3.2m max)

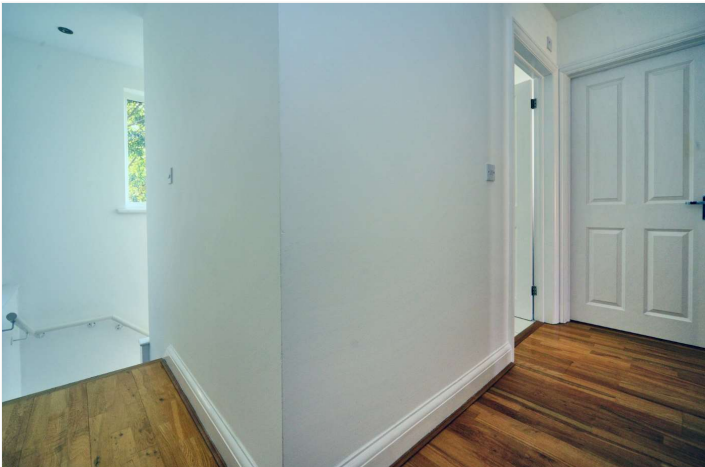
Kitchen - 8'4" x 7'8" max (2.54m x 2.34m max)

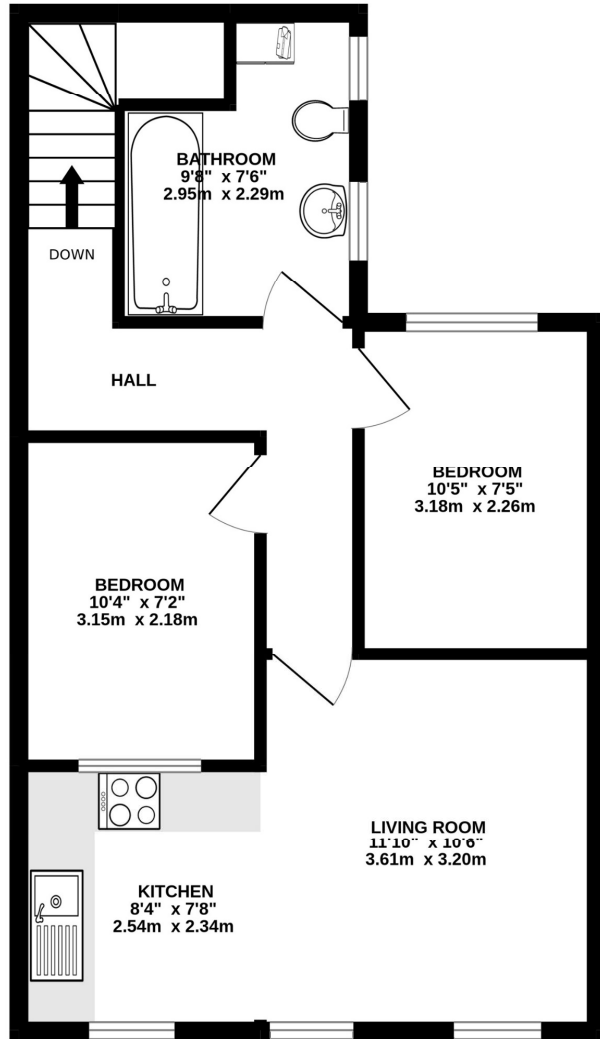
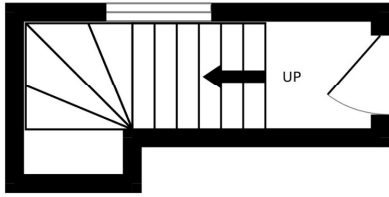
Bedroom - 10'4" x 7'2" max (3.15m x 2.18m max)

Bedroom - 10'5" x 7'5" max (3.18m x 2.26m max)

Bathroom - 9'8" x 7'6" max (2.95m x 2.29m max)

Storage





Stoneleigh Broadway,
Epsom KT17 2HS
INTERNAL FLOOR AREA
(APPROX.) 560sq ft/ 52.03 sq m
Garden extends to 50' (15.24m) approx.

SECOND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

