



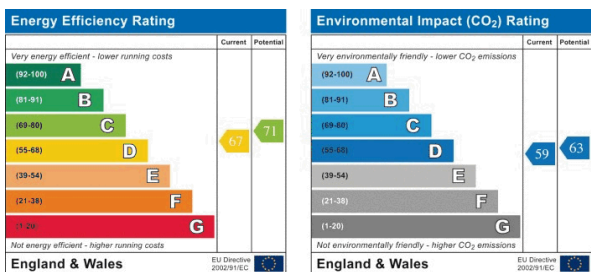
**29, Homewater House,
30, Upper High Street,
Epsom, Surrey.KT17 4QJ.**

- Hall * 'L' shaped Lounge-Dining room * Kitchen *
- Bedroom with fitted wardrobe * Bathroom *
- Residents Lounge, Guest Suite, Laundry room and Gardens *

PRICE: £129,950 - Leasehold

Set in this popular retirement development, for those 55+, a spacious top floor apartment. The development is set just off the Upper High Street and has immediate access to local facilities whilst the High Street Ashley centre and Station are just a short distance away.

Continuation: 29, Homewater House.



ACCOMMODATION (with approximate measurements)

Gated entrance with entry phone system leads to Conservatory and then to hallway with Residents Lounge and Laundry room and to either lift or stairs to top (3rd floor)

Front door to:

Hall Wall light points, storage heater, entry phone point, coved ceiling.

Lounge-Dining room 19'7 x 12'8 narrowing to 8'10 Double aspect with double glazed windows to front and side, 2 storage heaters, wall light points, coved ceiling, alarm point, telephone point. Arch way to:

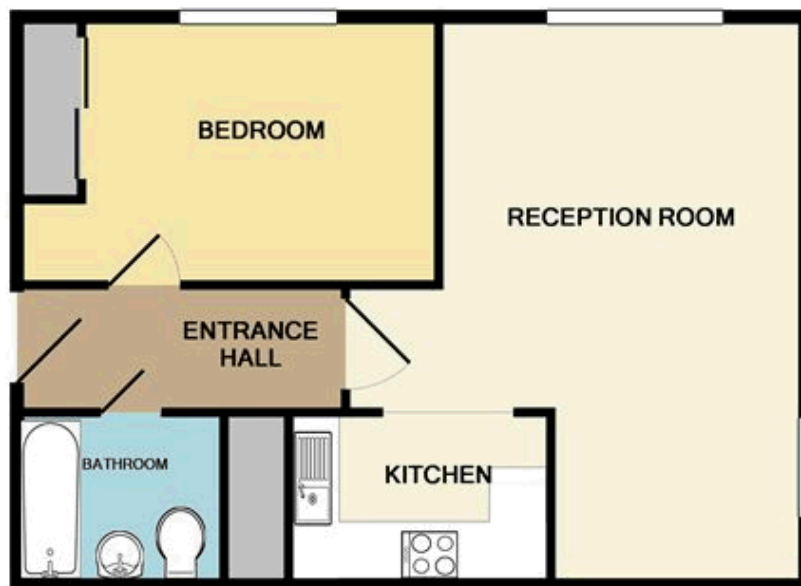
Kitchen 9' x 6' Double glazed window, base units with cupboards and drawers, work tops, inset 1.5 bowl sink unit, hob with oven beneath and cooker hood over, wall units, part tiled walls, space for appliances, coved ceiling.

Bedroom 12'6 plus wardrobes x 9'6 Double glazed window to front, fitted wardrobes with mirrored sliding doors, alcove to side, storage heater, wall light points, alarm point, coved ceiling.

Bathroom Double glazed window, panel bath with electric shower over, wash basin, low level wc, mainly tiled walls, wall heater, linen cupboard, alarm point.

Residents facilities Communal gardens, Lounge, Laundry room, Guest suite, please note that there is no allocated parking with this property.

Continuation: 29, Homewater House.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Occupancy criteria** Residents/owners must be over 55 years of age.
- Council Tax** Epsom & Ewell B.C. band 'C' £1281.88 for the year 10/11.
- Leasehold details** We are advised that the lease is for 150 years from June 1989 and that the Service charge £1669.50 for the year to 31/12/10. We are advised by the Managing Agents that there is no Ground Rent payable
- Viewing** Only by Appointment via DOUGLAS & CO Tel : 01372 722362
- Agents notes:** These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.
- Ref:** 2/DW/1081/100302/1