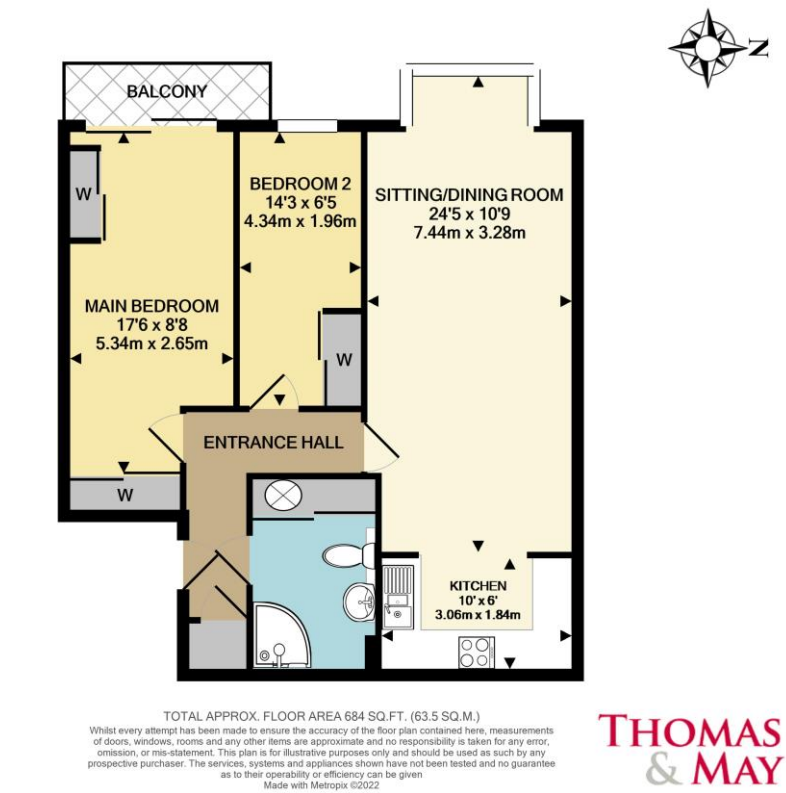


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## 7 Homewater House, Upper High Street, Epsom, KT17 4QJ

**Asking Price: £210,000** Leasehold

Located in an over 55's retirement development Thomas & May is delighted to offer to the market this two bedroom apartment which is presented in excellent condition and is conveniently located in the centre of Epsom Town close to local shops, amenities and train links to London, Accommodation comprises 24' lounge/dining room, fitted kitchen, main bedroom with balcony, 2nd bedroom and a shower room. The development benefits from a recently modernised communal lounge, communal laundry room, guest bedroom suite and communal gardens.

## Homewater House, Upper High Street, Epsom, KT17 4QJ

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Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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## Homewater House, Upper High Street, Epsom, KT17 4QJ

### COMMUNAL ENTRANCE

Communal front door with entry phone system leading to hall with stairs and lifts to all floors.

### ENTRANCE HALL

Private front door with spy hole leading to hall which has coved ceiling, electric radiator, storage cupboard, power points, emergency pull cord, doors to:

### LIVING / DINING ROOM

*7.44m (24' 5") x 3.28m (10' 9")*

Side aspect double glazed bay window, two radiators, power points, TV aerial point, coved ceiling, archway leading to:

### KITCHEN

*3.05m (10' 0") x 1.83m (6' 0")*

Range of wall and base units, worktop with inset one and a half bowl stainless steel sink with drainer and mixer tap, integrated induction hob with extractor fan over, integrated oven, integrated fridge, integrated freezer, coved ceiling, power points, part tiled walls.

### BATHROOM

Three piece suite comprising low level wc, pedestal wash basin with mixer tap, quadrant shower cubicle with rainfall shower, airing cupboard housing hot water cylinder, tiled floor, tiled walls, chrome heated towel radiator, extractor fan, coved ceiling.

### BEDROOM 1

*5.33m (17' 6") x 2.64m (8' 8")*

Side aspect double glazed patio doors opening onto private balcony, built-in wardrobe, radiator, power points, telephone point, coved ceiling.

### BEDROOM 2

*4.34m (14' 3") x 1.96m (6' 5")*

Side aspect double glazed window, built-in wardrobe, radiator, power points, coved ceiling.

### OUTSIDE

### COMMUNAL GARDENS

### COMMUNAL LOUNGE WITH FITTED KITCHEN

### COMMUNAL LAUNDRY ROOM

### GUEST BEDROOM SUITE