

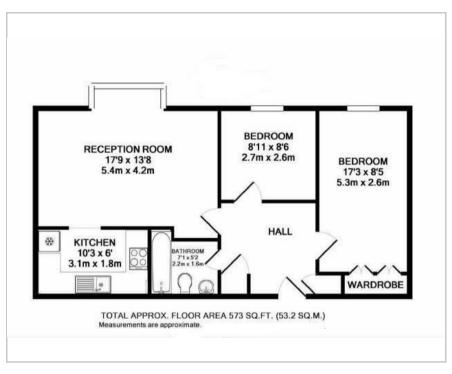
Gilberts Lodge Farriers Road, Epsom, KT17 1NR £1,350







## Floor Plan



## **Area Map**



## Accommodation

- Purpose Built Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Large Lounge
- Off Street Parking



Please contact our Thomas & May Epsom Office on 01372 848888 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.