

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*

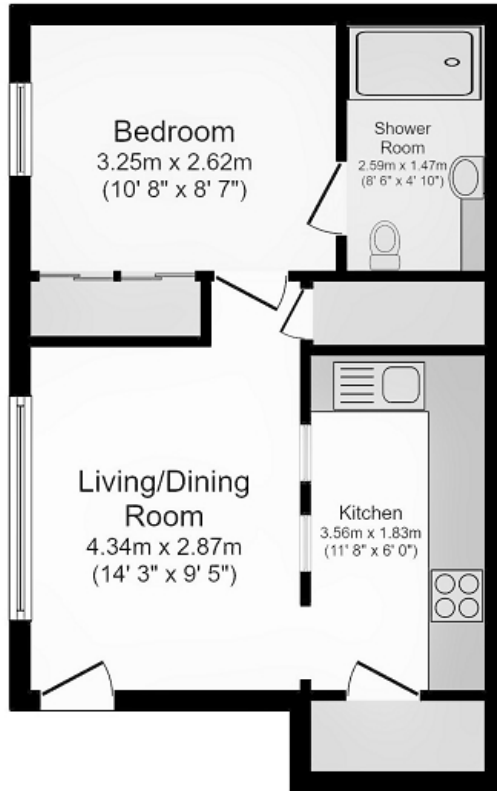


**£115,000**

Prospect Place, Epsom



- Ground Floor Apartment
- Double Bedroom with fitted wardrobes
- Warden Assistance on Site
- Newly fitted Kitchen with appliances
- New Shower Room
- Communal Garden
- Living /Dining room
- Resident and Visitor Parking
- Convenient Location with friendly local community



Total floor area 35.7 sq.m. (384 sq.ft.) approx

Johnson's are pleased to offer an AMAZING PRICED FOR A QUICK SALE, Ground Floor Flat set in a popular Retirement development located in an Excellent Location near Epsom High Street. The property has the benefit of a recently new fitted Kitchen & Shower Room available immediately, with no onward chain.

The property consists of a communal entrance to this ground floor and 1st floor flat only, with a security entry phone system, a Living / dining room, fully fitted kitchen with white base units and cupboards, a modern electric 4 ring ceramic hob and separate eye level electric oven, a recently fitted new shower room with walk in shower unit and vanity unit with ample storage accessed from the double bedroom with a large mirrored built-in wardrobe.

Additionally the property benefits from fully Double glazed windows, storage heater, engineered wood flooring, linen storage cupboard and white goods included (washing machine, slim line dishwasher and fridge freezer), plus a panic alarm system within this warden assisted development.

Communal Gardens and outdoor areas -There is a well-kept garden that residents have access to as well as a Residents Laundry Room and Car parking area for residents and visitors.

Occupancy Criteria -Occupants are required to be 'owner occupiers' and over the age of 60. We are advised that rentals are not permitted under the terms of the Lease.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	67	76	
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC

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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.