



34-42 Waterloo Road, Epsom KT19 8EX

**V&H**  
HOMES

Your local property specialist

34-42 Waterloo Road  
Epsom KT19 8EX

*Set in a sought-after retirement development exclusively for those aged 60 and over. This spacious well presented bright two bedroom apartment is situated in a convenient location, with easy access to Epsom High Street, with its full array of shops and restaurants.*

First Floor Retirement Property

Central Epsom Location

Two Double Bedrooms

Two Bathrooms

Lift

New Carpets, Oak Flooring & Curtains

Resident & Visitor Parking

Guest Suite

On Site Management

0.2 Miles to Epsom Town Centre and Station



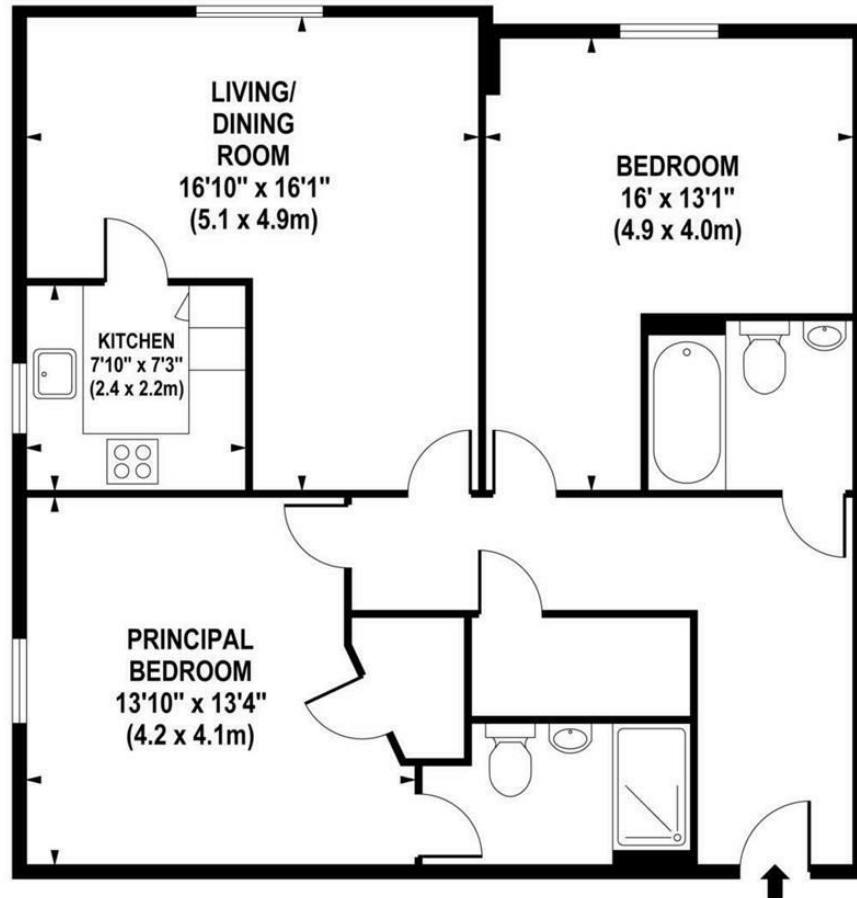


This first floor apartment is in excellent condition throughout and offers spacious well proportioned accommodation including a generous sized L-Shaped reception room, a modern fitted kitchen with a good range of wall and base units as well as fitted appliances.

In addition, there is a spacious principal bedroom with a large, walk-in wardrobe and a modern ensuite shower room. There is a good sized second double bedroom, a family bathroom suite and a useful large storage cupboard in the entrance hall. This property benefits from new carpets, oak flooring and curtains.

The development offers peace of mind living for the over 60s and benefits from a 24-hour emergency call facility, private off-street parking, an entry phone system, well-tended enclosed gardens, a manager, a homeowners lounge, a guest suite, an indoor scooter store and a laundry room.





FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT / 81 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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