



**2 CHARLOTTE COURT  
89A AMIS AVENUE  
WEST EWLL, EPSOM  
SURREY, KT19 9HY  
GUIDE PRICE  
£325,000 - £350,000**

**GROUND FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**OPEN PLAN KITCHEN DINING LIVING ROOM**

**MODERN BATHROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

**OFF STREET PARKING**

**30' REAR GARDEN**

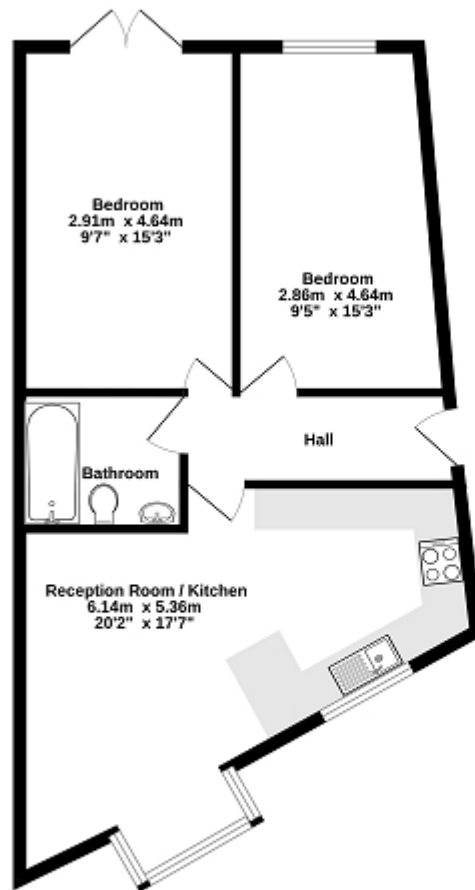
**SHARE OF FREEHOLD**

**NO FORWARD CHAIN**

Telephone  
020 8397 5151

Email  
[chessington@compassea.co.uk](mailto:chessington@compassea.co.uk)  
Website  
[www.compassea.co.uk](http://www.compassea.co.uk)

Ground Floor  
56.7 sq.m. (611 sq.ft.) approx.




TOTAL FLOOR AREA : 56.7 sq.m. (611 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metaplan 12/2018



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.