



Hudson House, Station Approach, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- Town centre location
- Two double bedrooms
- Secure parking space
- Two bath/shower rooms
- 23'9 kitchen/reception area
- Juliette balcony
- Lift service in block
- Third floor with elevated outlook
- Moments From Epsom Station
- Close to High Street



Located in the heart of Epsom Town Centre just moments from mainline rail links, this modern two double bedroom apartment offers generous and functional accommodation extending to some 728 sq ft along with two bathrooms and the all important secure parking space, which is essential for this central, bustling position.

In our view, the property is perfect for busy commuters and is ready to move straight into.

Located on the third floor of this modern purpose built block the property enjoys an elevated outlook over the town centre and can be accessed using a lift.

All of the rooms are well proportioned and tastefully decorated. The open plan living/kitchen/dining room extends to over 23 ft and features a Juliette balcony and modern fitted kitchen units.

Both of the bedrooms are comfortable double rooms. There is an ensuite shower room to the master bedroom and a further family bathroom along with a secure gated parking space.

Hudson House provides a landscaped communal roof terrace with benches that can be enjoyed, but if require more outside space Court Recreation Ground and Park are just a short walk away.

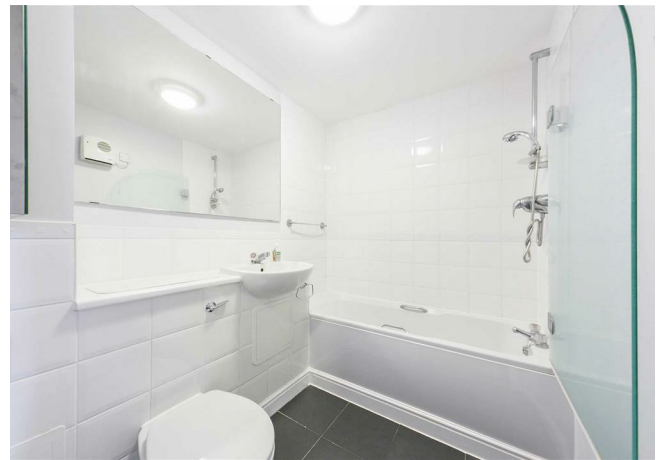
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools

for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 84
Annual ground rent amount (£) - 240.00
Annual service charge amount (£) - 3234.52
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





Hudson House

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 422003)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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