

Kennedys'

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45
Stevens Close
Epsom
Surrey
KT17 4RG

Welcome to this charming property located on Stevens Close in the heart of Epsom. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this property is ideal for a single professional or a couple looking for a comfortable living space.

£275,000



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- Charming ground floor apartment
- One Bathroom
- Situated in the heart of Epsom
- One allocated parking space
- *No onward chain*

- One Bedroom
- Benefitting from its own private garden
- No service charge or ground rent and benefits from a 999 year lease from 1974
- Recently redecorated, new Carpets installed, and new door and windows to the rear.
- *Viewings by appointment only*

EPC: C





PROPERTY DESCRIPTION

Situated on the ground floor, this flat offers easy access and convenience. The flat has recently been re-decorated throughout, and benefits from new carpets, and new windows & door to the rear. That being said, there is still scope for modernisation, allowing you to put your personal touch on the place. The added bonus of a private garden provides a lovely outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.

Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a long day. The prime location of this property allows for a short stroll to Epsom town centre and train station, making commuting or enjoying the local amenities a breeze.

Don't miss out on the opportunity to make this charming flat your new home. Book a viewing today and envision yourself living in this wonderful property in the heart of Epsom.

The property is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes. Epsom town centre is just a short walk, giving access to a busy high street and the Ashley shopping centre, not to mention, Epsom Playhouse theatre, Epsom General Hospital, Rainbow Centre leisure, plenty of schooling options with both the private and State sector, ample restaurants and public houses, and much more besides.

Council Tax Band C

To further information, or to arrange a viewing, contact our sales team on 01737 817718.

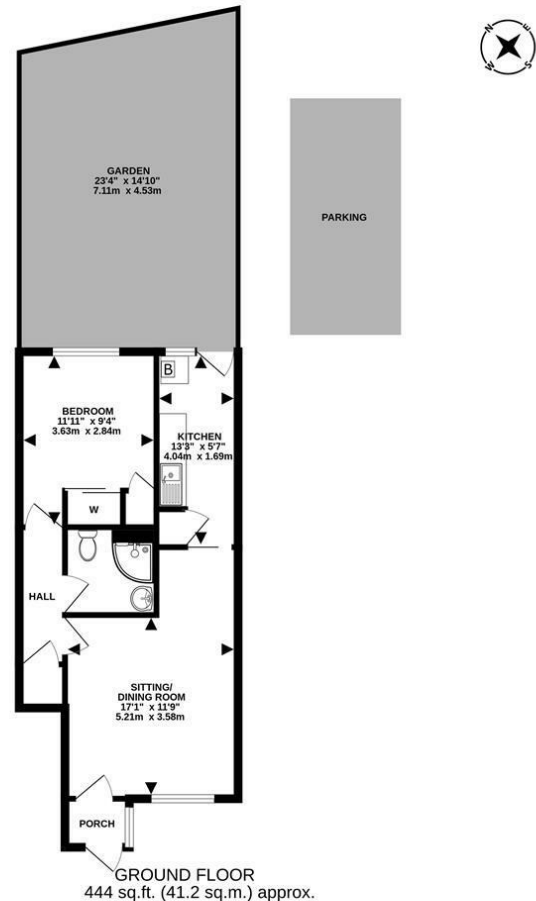






45 STEVENS CLOSE,
EPSOM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 444 sq.ft. (41.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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45, Stevens Close

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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