

Kennedys'

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31B, Rosebery Road
Epsom
KT18 6AF

Welcome to this charming first-floor apartment located on Rosebery Road in the desirable area of Langley Vale. This lovely flat boasts a spacious 827 sq ft of living space, perfect for those seeking a comfortable and convenient home.

£349,950



- Charming flat in Langley Vale
- New kitchen installed just 2 years ago
- Private garage
- Broader location benefits from open countryside as well as the town of Epsom only a short drive away
- *Viewings by appointment only*
- 2 bedrooms
- New bathroom fitted only a few months ago
- Private garden
- Perfect for first time buyers, down-sizers or investors
- *No onward chain*



PROPERTY DESCRIPTION

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-proportioned bedrooms, offering ample space for a small family, couple, or individuals looking for a guest room or home office.

One of the highlights of this apartment is the newly fitted kitchen, which was tastefully updated just 2 years ago. The modern design and quality appliances make cooking a joy in this inviting space. Additionally, the newly fitted bathroom adds a touch of luxury to the property, providing a stylish and functional area for your daily routines.

Convenience is key with this property, as it comes with a private garage, ensuring secure parking for your vehicle and extra storage space. It also benefits from a private garden. Whether you're a first-time buyer, downsizer, or investor, this flat offers a fantastic opportunity to own a piece of greater Epsom's sought-after real estate.

is well located for local amenities and offers both the open spaces of Epsom Downs as well as being well served by railway networks from Epsom Downs and Tattenham Corner railway stations, into London Victoria and London Bridge whilst the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate. There are several excellent local schooling options, in both private and state sectors.

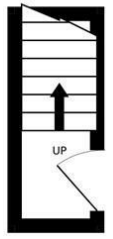
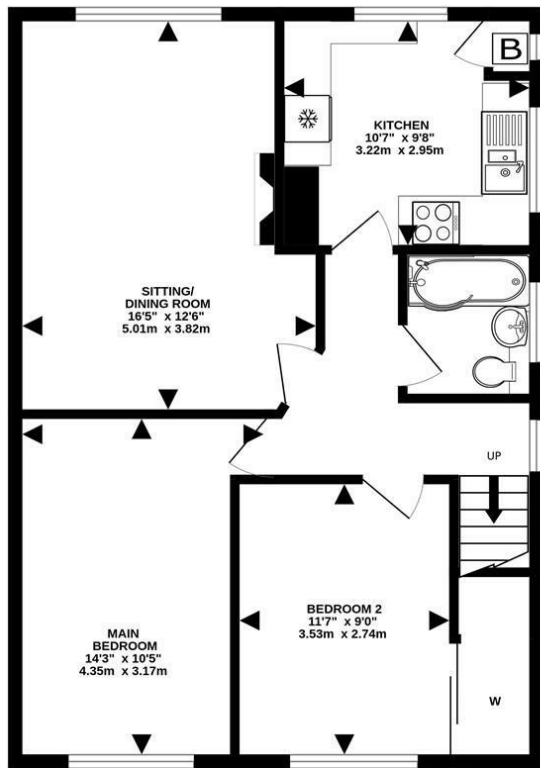
The area is of course very popular with dog-walkers and hikers alike whilst there are a range of services and amenities locally including a doctors surgery, petrol station, restaurants, supermarkets, pubs and a library. Epsom Town centre and Banstead Village, with their comprehensive shopping services, are both located within a 3 and 4 mile radius respectively.

For any further questions or to request a viewing, please get in touch with our sales team on 01737 817718.

Don't miss out on the chance to make this delightful apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B	76	77
(69-80)	C		
(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 : 827 sq.ft. (76.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Freehold
 EPC RATING: C
 COUNCIL: Epsom & Ewell
 TAX BAND: C

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