

TO LET



Scott House, Winter Close, Epsom, KT17

£1,600.00 PCM

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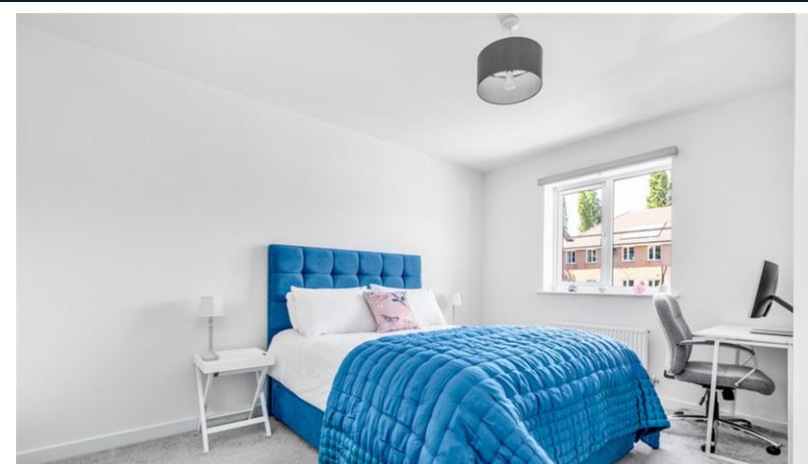
Property Description

A spacious and well-presented two double bedroom, two-bathroom first floor flat located within the highly residential and quiet Winter Close, Epsom, KT17. The property comprises of an open-plan fully integrated & modern kitchen/ reception room with space for dining, a three-piece family bathroom, two double bedrooms and an en-suite bathroom.

The property benefits from double glazed windows throughout, permit parking available and maintained communal grounds.

The property is located a short walk to Epsom train station (Southwestern & Southern) providing you with excellent transport links across London and to the City. Epsom Town Centre is also close by providing you with an abundance of popular shops, restaurants, and entertainment.

Perfect for a couple or a growing family in need of extra space.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

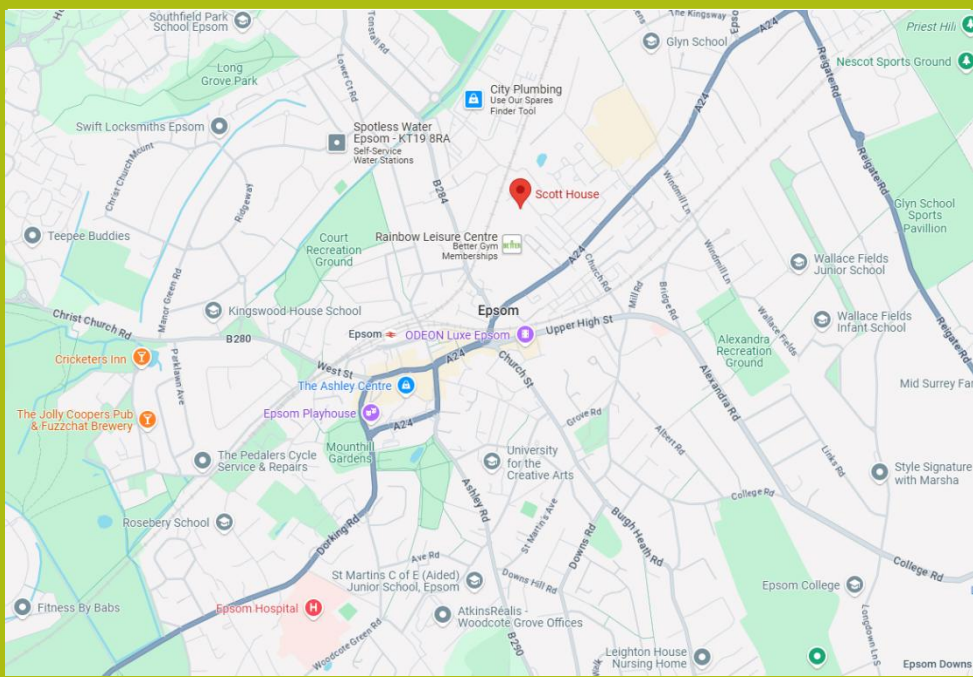
Date Available – 11/08/2025

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – D

Local Authority – Epsom & Ewell Borough Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Excellent Coverage



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: Very Low



**Proposed Development
in Immediate Locality?**

None

Winter Close, KT17

Approximate gross internal area
62.22 sq m / 659 sq ft

Key:
CH - Ceiling Height



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for representation purposes only and should be used as such. Any figure is for guidance only and should not be relied on as a basis for valuation. Floor plan produced by Licaia Services Ltd for Laurels Estate Agents Ltd. ©



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	84	84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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Streatham
432/434 Streatham High Road
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