



TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2017



Hudson House, Station Approach, Epsom, KT19 8DL

Asking Price: £334,950 Leasehold

Hudson House, Station Approach, Epsom, KT19 8DL

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Alderstead Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Alderstead Residential Limited trading as Thomas & May or the vendors.

Equipment: Alderstead Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Alderstead Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission

****RECENTLY REFURBISHED**** Thomas & May is Delighted to Offer this Exceptional Two Bedroom, Two Bathroom Apartment Set in the Very Heart of Epsom Close to Shops, Local Amenities and the Station with its Excellent Links to London, The Owner has Extensively Refurbished this Apartment including a New Kitchen with Integrated Bosch Oven and Hob, New Family Bathroom, Completely Redecorated, New Oak Doors and New Flooring Throughout. Accommodation Comprises Open Plan Kitchen/Living Room with Juliette Balcony, Master Bedroom with Views Over Epsom Downs, 2nd Bedroom and a Luxury Family Bathroom. The Apartment also Benefits from Allocated Parking and No Onward Chain. Viewing is Essential to Fully Appreciate this Stunning Apartment.



Hudson House, Station Approach, Epsom, KT19 8DL

COMMUNAL ENTRANCE

Entry phone system, lifts and stairs to all floors.

FRONT DOOR

Wooden front door with spy hole leading to.

ENTRANCE HALL

Wood effect laminate flooring, entry phone system, down lights, smoke alarm, power points, telephone point, storage cupboard housing hot water system, new oak doors leading to:

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA

Side aspect double glazed window, newly fitted kitchen with a range of wall and base units, roll edge work top, stainless steel sink with drainer and mixer tap, integrated Bosch oven, integrated Bosch ceramic hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, under unit lighting, plinth lighting, metro style tiles, power points, breakfast bar with under counter units, tiled floor, down lights, smoke alarm.

LIVING ROOM

Side aspect double glazed patio doors with Juliette balcony, down lights, power points, satellite TV point, wifi controlled electric radiator, newly carpeted floor.

MASTER BEDROOM

South facing double glazed window, newly carpeted floor, electric radiator, power points, down lights, door to:

EN-SUITE BATHROOM

Three piece suite comprising low level wc with concealed cistern, inset basin with mixer tap, shower enclosure with power shower, tile effect flooring, part tiled walls, fan heater, extractor fan.

BEDROOM

South facing double glazed window, down lights, power points, electric radiator, newly carpeted floor.

BATHROOM

New three piece suite comprising low level wc with concealed cistern, walnut vanity unit with inset sink and chrome waterfall tap, walnut panel enclosed bath with bath/shower diverter system and Aqualisa power shower, mirror with shaver point, heated chrome towel radiator, extractor fan, tiled floor, part tiled walls with metro style tiles, down lights.

OUTSIDE

ALLOCATED PARKING