



High Street, Epsom KT19 8AJ

welcome to

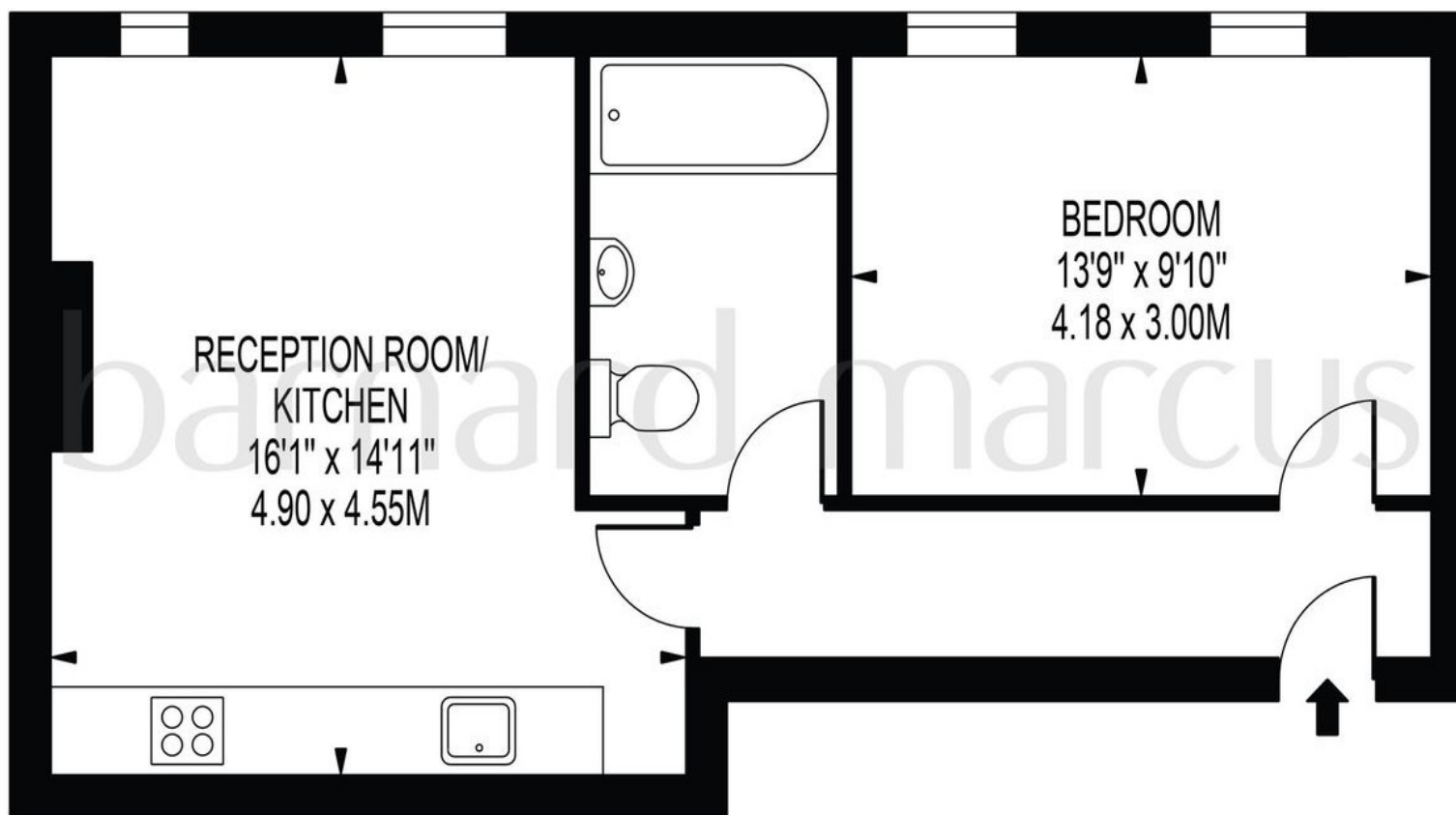
High Street, Epsom

Located in the very heart of Epsom's vibrant town centre, this excellent one bedroom apartment is set on the second floor of a recently converted apartment conversion scheme. The property boasts 481 sq ft of bright and spacious living accommodation and further benefits from no onward chain.



HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 481 SQ FT - 44.68 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Accommodation

Smartly designed to create a versatile and spacious apartment, the accommodation totals 481 sq ft of highly specified upgrades by the existing owner. Greeted by a long entrance hall, the property comprises of a large open plan kitchen/reception room, stylish family bathroom and spacious double bedroom. The modern kitchen is tastefully designed and further benefited by integrated appliances including oven/hob, washing machine and fridge; the extended open plan space allows plenty of furniture and is further complimented by large sash style windows. In our opinion, an impressive feature lies within the modern fully tiled 3 piece bathroom – with bathtub, overhead shower and sink with storage.

Location

Set in the heart of Epsom, the property is ideal for someone who wants to be in the centre of the vibrant market town and 2 minutes from the commuter friendly rail station. Epsom station provides direct links to London Waterloo, London Bridge and London Victoria – all within approx. 40 minutes. Surrounded by some of the area's best green spaces, you are local to the world famous Epsom downs racecourse, Epsom Common and Rosebery Park.

Epsom town centre boasts a plethora of Supermarkets, popular retail outlets, The Ashley centre – a covered shopping mall, M&S, Waitrose and a vast amount of entertainment including Odean Cinema, Epsom Playhouse, Restaurants and Public Houses.

welcome to

High Street, Epsom

- Second Floor Apartment
- 1 Bedroom
- 0.2 Miles to Epsom rail station
- No onward chain
- Newly converted apartment

Tenure: Leasehold EPC Rating: B

£270,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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