



Stoneleigh Broadway

Epsom, KT17 2JE

Asking price **£350,000**


The **local** agent
thelocalagent.co.uk



35a Stoneleigh Broadway, Epsom, Surrey, KT17 2JE

Asking price £350,000

Nestled in the heart of Stoneleigh Broadway, this impressive 2 double bedroom apartment with 962sq ft of accommodation is a hidden gem waiting to be discovered.

As you step inside, you'll be greeted by a split-level maisonette that spans the first and second floors. The first floor boasts a modern fitted eat-in kitchen, perfect for whipping up delicious meals, and a dual-aspect L-shaped lounge diner where you can unwind and entertain guests in style.

Venture upstairs to find two generously sized double bedrooms, offering ample space for relaxation and rest. The highlight of the second floor is the huge four-piece bathroom suite, providing a luxurious retreat for those well-deserved moments of pampering.

Outside, you'll find your own private seating area, ideal for enjoying a morning coffee or soaking up the afternoon sun. With local shops, cafes, and the convenience of being just yards away from the train station with direct trains into London Waterloo, this property offers the perfect blend of comfort and connectivity.

Don't miss out on the opportunity to make this apartment your own and experience the best of both worlds - a peaceful retreat in a vibrant location.

Property Features

A Huge 962 Sq Ft Apartment
Located On Stoneleigh Broadway
Convenient For Trains To London
Two Double Bedrooms
Eat In Fitted Kitchen
Large L Shaped Lounge Diner
Huge Bathroom With Walk In Shower
Extended Lease Of Approx 155 Years
DG & GCH
Outside Seating Area

Council Tax Band: C
Tenure: Leasehold
EPC Rating:D
Total approximate floor area: 964.00 sq ft

Location

Stoneleigh Broadway offers a convenient selection of shops, cafe's and restaurants on your doorstep as well as the Mainline Stoneleigh Station (zone 5) which provides a direct link to London Waterloo. There are a number of fantastic schools nearby including The Mead Infants School, Auriol Junior School and Nonsuch Primary School.

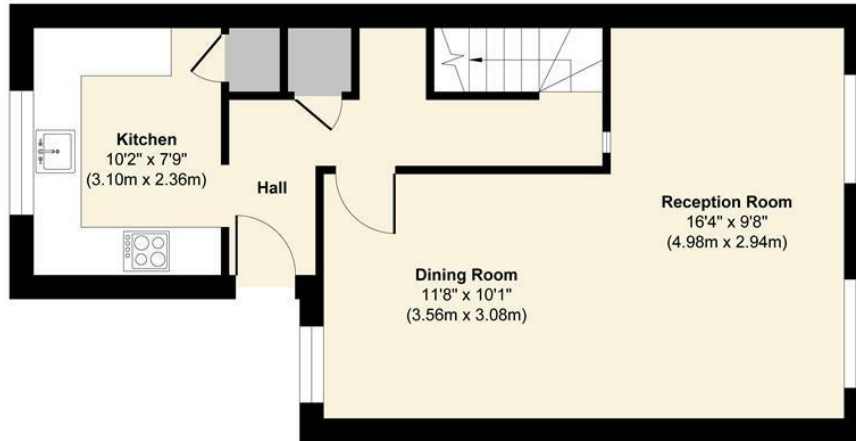
Ideal for first time buyers, investment buyers or downsizers, an early viewing comes highly recommended for this fantastic property.



Stoneleigh Broadway



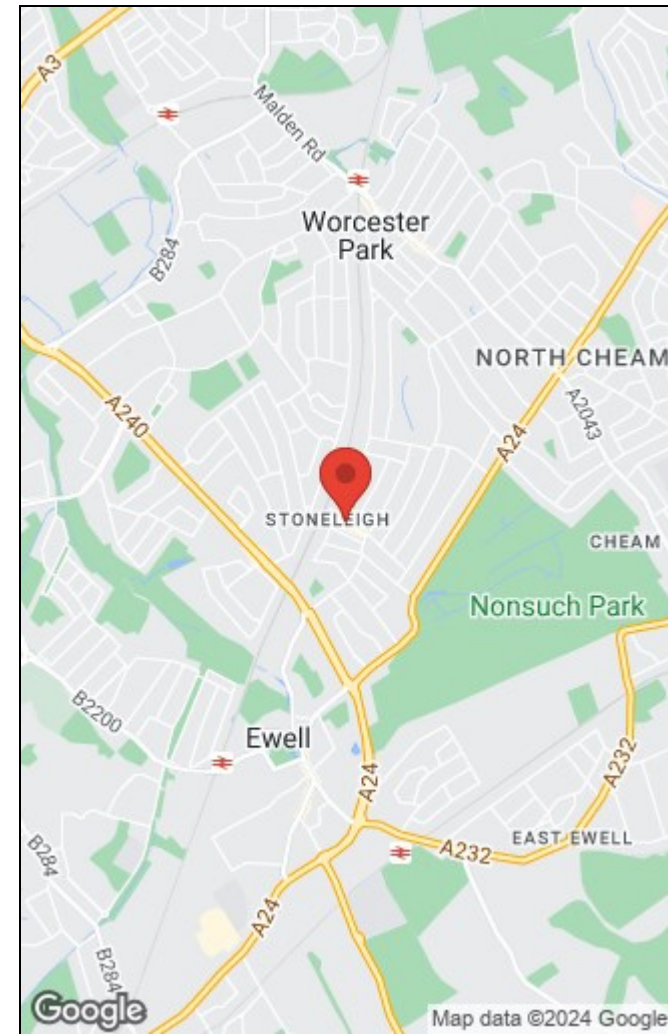
Second Floor
Approximate Floor Area
482 sq. ft
(44.84 sq. m)



First Floor
Approximate Floor Area
482 sq. ft
(44.84 sq. m)

Approx. Gross Internal Floor Area 964 sq. ft / 89.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

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