



45B South Street

Epsom, KT18 7PN

Asking price **£275,000**

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



6 Theatre Court 45B South Street, Epsom, KT18 7PN

**Asking price £275,000**

An immaculately presented top floor flat with secure parking in town centre location.

Located yards from the high street shops, Rosebery Park and only 0.3 miles walk to the station this is an ideal apartment for many different buyers from investors, first time buyers and even down sizers.

The property is offered in good condition with a modern fitted kitchen. luxury bathroom suite, lounge/diner and double bedroom. Other benefits include electric heating, an extended lease of 171 years remaining (with no ground rent) £480pa service charge, an allocated parking space, large airing cupboard and loft access.

## Property Features

Immaculate Top Floor Flat  
0.3 Miles Walk To Train Station  
Own Parking Space  
Long Lease 171 Years remaining  
Lounge/Diner  
Modern Fitted Kitchen  
Luxury Bathroom  
High Street Location  
Close To Shops & Rosebery Park  
Electric Heating  
Large Storage Cupboard & Loft Access

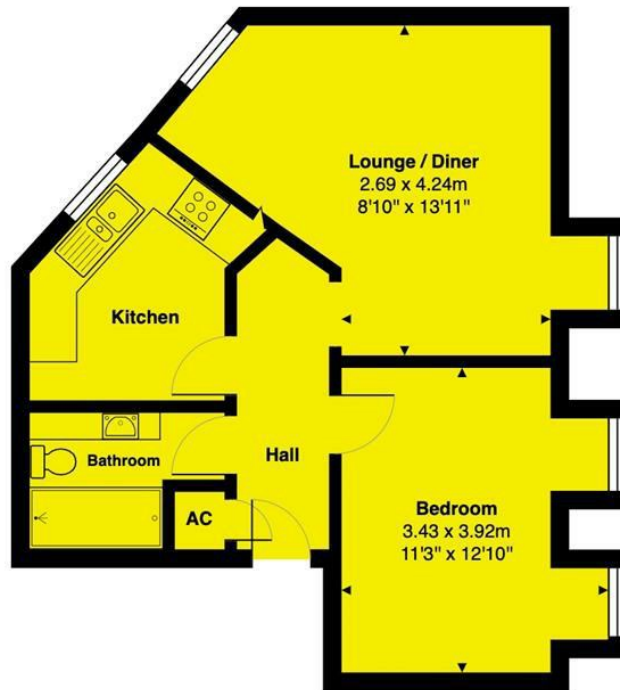
Council Tax Band: C  
Tenure: Leasehold  
EPC Rating: D  
Total approximate floor area: 505.00 sq ft

## Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria. There is also a selection of cafe's restaurants pubs and several gyms including the Rainbow Centre and David Lloyds.



## 45b South Street, Epsom



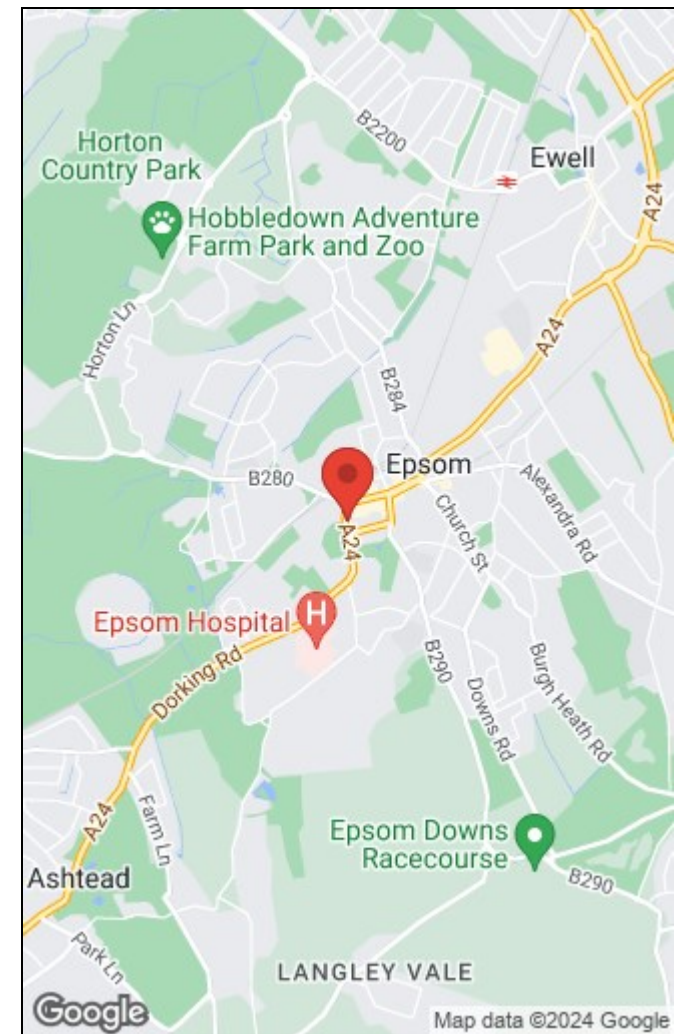
Total Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate  
Whilst care is taken in the preparation of this plan,  
please check all dimensions and shapes before making any decisions reliant on them.

## 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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