



Bramble Walk

Epsom, KT18 7TB

£1,750 Per month


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



21 Bramble Walk, Epsom, Surrey, KT18 7TB

£1,750 Per month

All enquiries via landlord & evenings and weekends who can arrange a viewing if suitable. Please get in touch for contact details.

A cosy, well appointed fully furnished cottage on Epsom Common. Entrance porch leading to a through lounge/diner, kitchen, spiral staircase to the first floor with one double bedroom, one single bedroom and an attic room. Gas central heating, double glazing, fridge, two freezers, washing machine and dryer. Small garden to the front and rear will be maintained by the landlord. On street parking, approximately 20 minutes walk to Epsom town and railway station.

Council tax band D.
Dilapidation deposit of £2019.
Available 25th August.

Property Features

Epsom Common Location
Furnished Cottage
Two Bedrooms
Front & Rear Gardens
Attic Room
Gas Central Heating
Double Glazing
Available Approx 26th August
Dilapidation deposit of £2109

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

Location

The property is located opposite Epsom Common and approximately 1 mile from Epsom town centre with all amenities and direct trains into London. Epsom Common links Epsom to Ashted and has miles of delightful walks and cycle paths offering a taste of countryside in this sought after historic Epsom location.



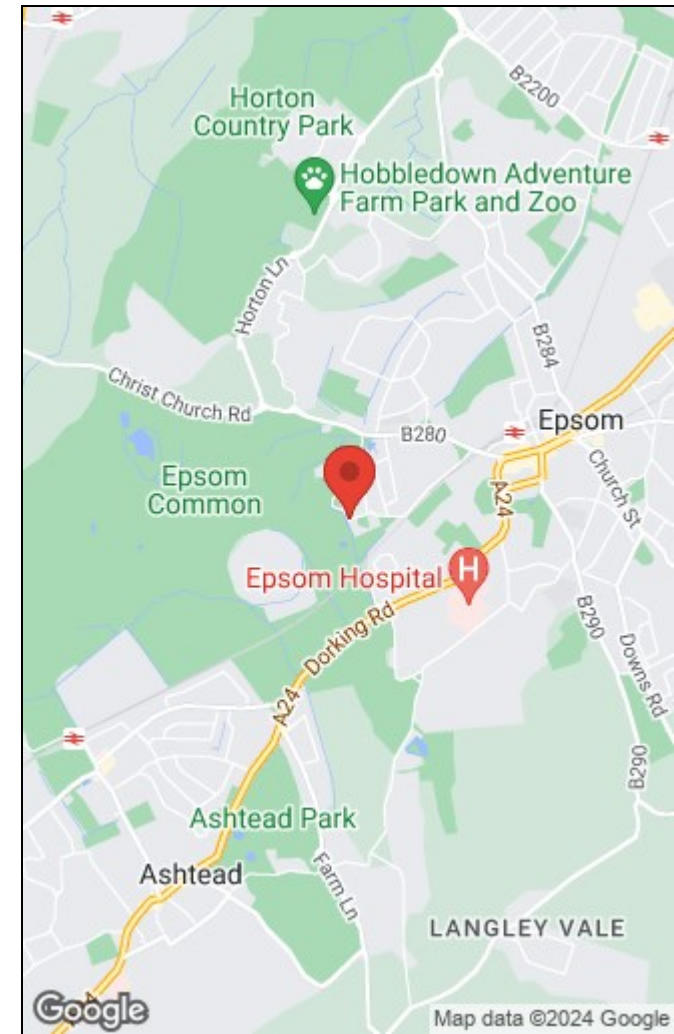
Bramble Walk, Epsom



Total Area: 70.0 m² ... 753 ft²

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

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