



286 Fir Tree Road

Epsom, KT17 3NN

£1,200 Per month


The local agent
thelocalagent.co.uk



Flat 2 286 Fir Tree Road, Epsom, KT17 3NN

£1,200 Per month

A beautifully presented newly built second floor studio flat located as part of this residential care home on Fir Tree Road near to Epsom Downs, local shops at the Driftbridge and Epsom Downs rail station.

There is a modern shower room, a studio room incorporating a fitted kitchen with breakfast bar area and a two ring electric hob. External chargeable laundry facilities.

Bills that are included are: heating, water, council tax and basic broadband.

The property would suit a single person who does not drive (as no off street parking available) parking for a scooter or bicycle only.

Dilapidation Deposit of £1384

Property Features

Modern Studio Flat
Second Floor
Excellent Condition
Heating Water & Council Tax Included
Available Now
No Parking On Site (except bicycle or scooter)
Part Furnished
Dilapidation Deposit £1384
6 Month Let
Suit Single Person Ideally

Council Tax Band:

Tenure:

EPC Rating:

Total approximate floor area: sq ft

Location

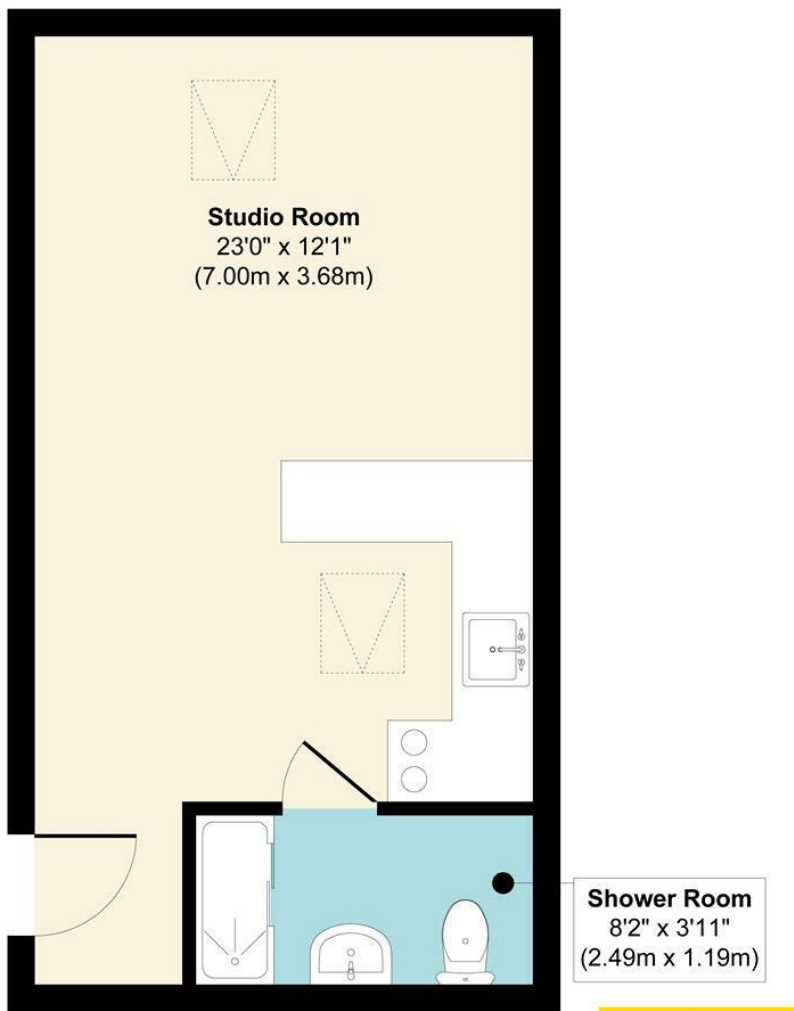
The property is on the edge of the world famous Epsom Downs with local shops, Epsom Downs train station (zone 6) which is on the Victoria line via Sutton and a selection of local state and private schools including nearby Epsom College. Epsom high street is only 2.2 miles away although Tattenham Corner is less than a mile away with all local amenities nearby including the shopping parade and Tattenham Corner train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors and dentist.



The local agent
thelocalagent.co.uk

The local agent
thelocalagent.co.uk

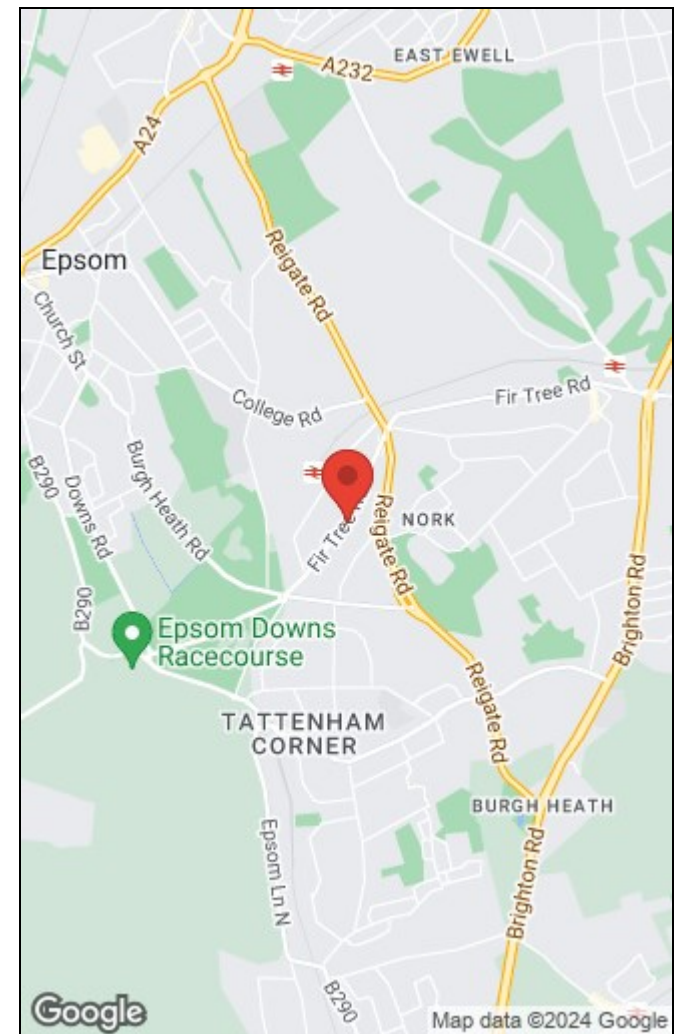
The local agent
thelocalagent.co.uk



Floor Plan



Approx. Gross Internal Floor Area 277 sq. ft / 25.76 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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	

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.

3 Ruxley Lane, Epsom, Surrey, KT19 0JB
telephone 020 8004 5252 | email sales@thelocalagent.co.uk