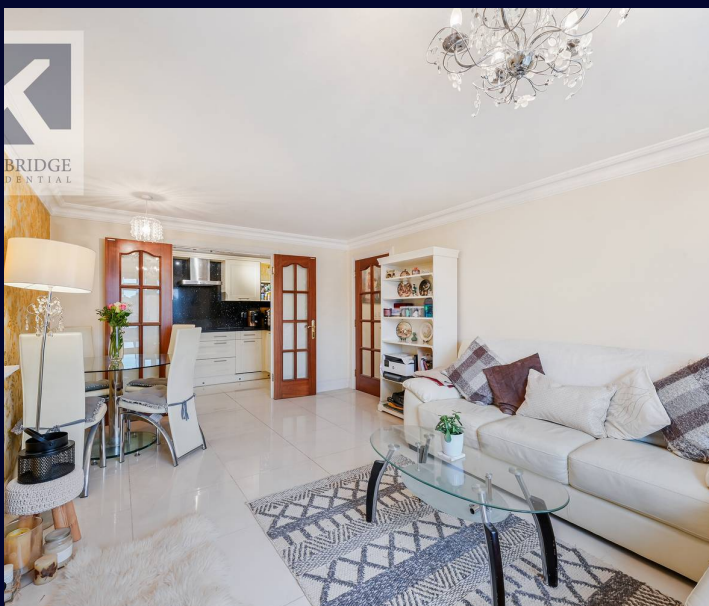




Charlemont House, Cheam Road

Epsom

Guide Price £415,000 - £430,000



Charlemont House, Cheam Road Epsom

- Two double bedroom second floor apartment
- Spacious living room with balcony
- Ensuite master bedroom with balcony
- Close to local amenities and Ewell East station
- Excellent public transport links
- Sought after development
- Gated allocated parking
- Communal garden and shared bike shed

GUIDE PRICE £415,000 - £430,000

Welcome to this stunning two double bedroom second floor apartment in a sought-after development. The property boasts a spacious living room with a balcony, perfect for enjoying your morning coffee or relaxing in the evenings. The ensuite master bedroom also features its own balcony, providing a private outdoor space to unwind. Situated conveniently close to local amenities and Ewell East station, this apartment offers excellent public transport links for easy commuting. Additionally, the property benefits from gated allocated parking, ensuring your vehicle is safe and secure. Residents can also make use of the communal garden, ideal for socialising or enjoying the outdoors, as well as a shared bike shed for convenient bicycle storage. Don't miss this opportunity to make this well-appointed apartment your new home. Contact us today to arrange a viewing and discover all the features this property has to offer.

Disclaimer

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date.

Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance.

Fixtures and Fittings: Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

External Information: Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified.

Legal Advice: This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

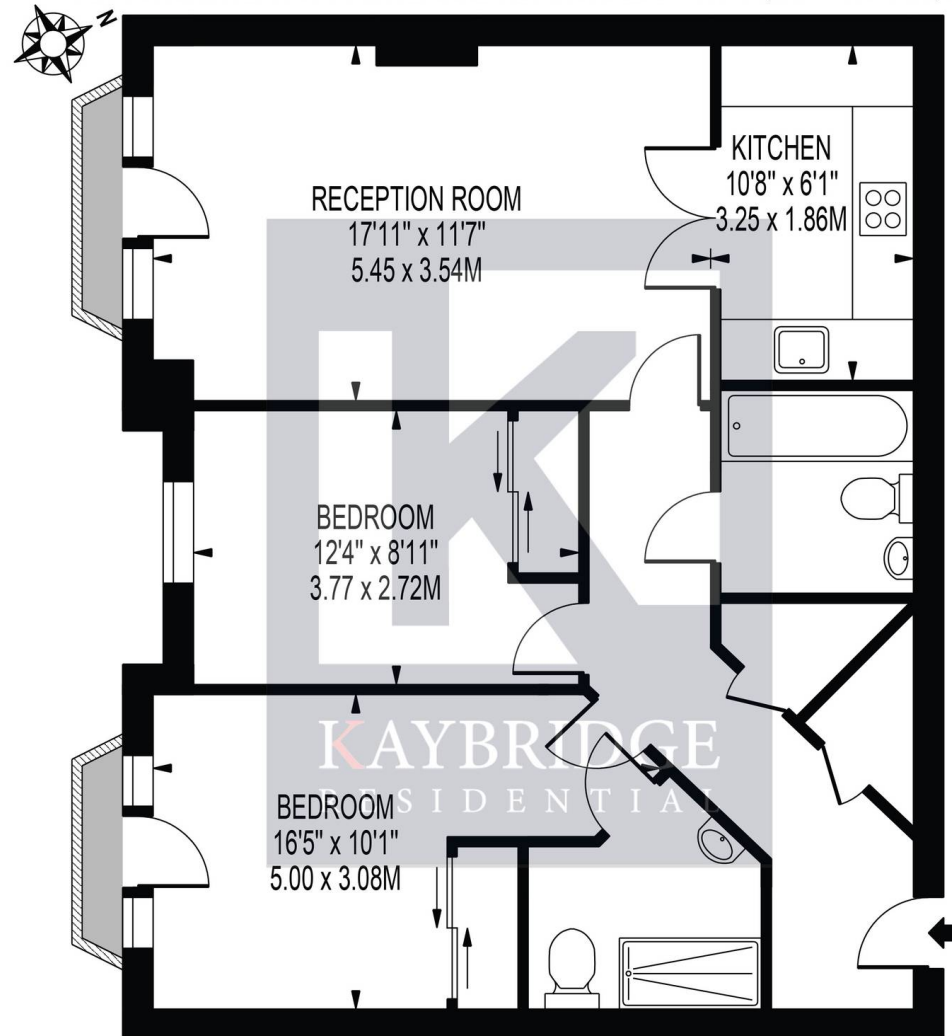
EPC Environmental Impact Rating: B





CHARLEMONT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.93 SQ M



SECOND FLOOR

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.



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