



KAYBRIDGE  
RESIDENTIAL

Kingston Road

Epsom

Guide Price £300,000 - £325,000





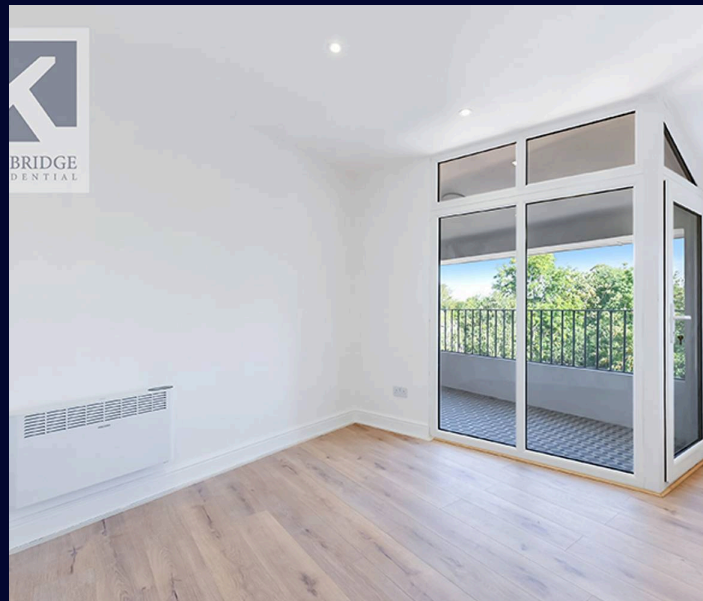
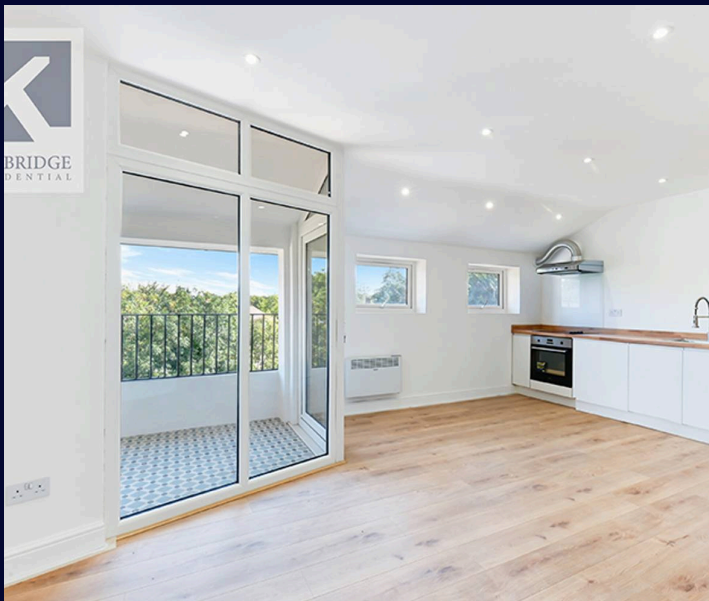
## Kingston Road

### Epsom

- New build one/two bedroom apartment
- Close proximity to mainline station
- Great transport links via A3 and bus routes
- Short walk to amenities
- High specification throughout
- 581 sqft
- Covered terrace area
- Allocated parking

Kaybridge Residential Ewell, are proud to introduce this new build one/two bedroom apartment boasting a sleek and modern design. The 581 sqft property offers a contemporary living space with a touch of elegance. Situated in close proximity to the mainline station, this residence provides great accessibility through the A3 and various bus routes for easy commuting. Enjoy the convenience of a short stroll to local amenities, perfect for modern urban living. The apartment features high specification finishes, complemented by a covered terrace area, ideal for outdoor relaxation or entertainment. Additionally, the property includes allocated parking, enhancing convenience and security for residents.

Take pleasure in the covered terrace area, offering a private spot to enjoy the fresh air or host gatherings with family and friends. This unique outdoor space complements the modern interiors, ensuring a seamless blend of indoor comfort and outdoor retreat right at your doorstep. A perfect balance of convenience and relaxation in one exceptional property.



#### 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.

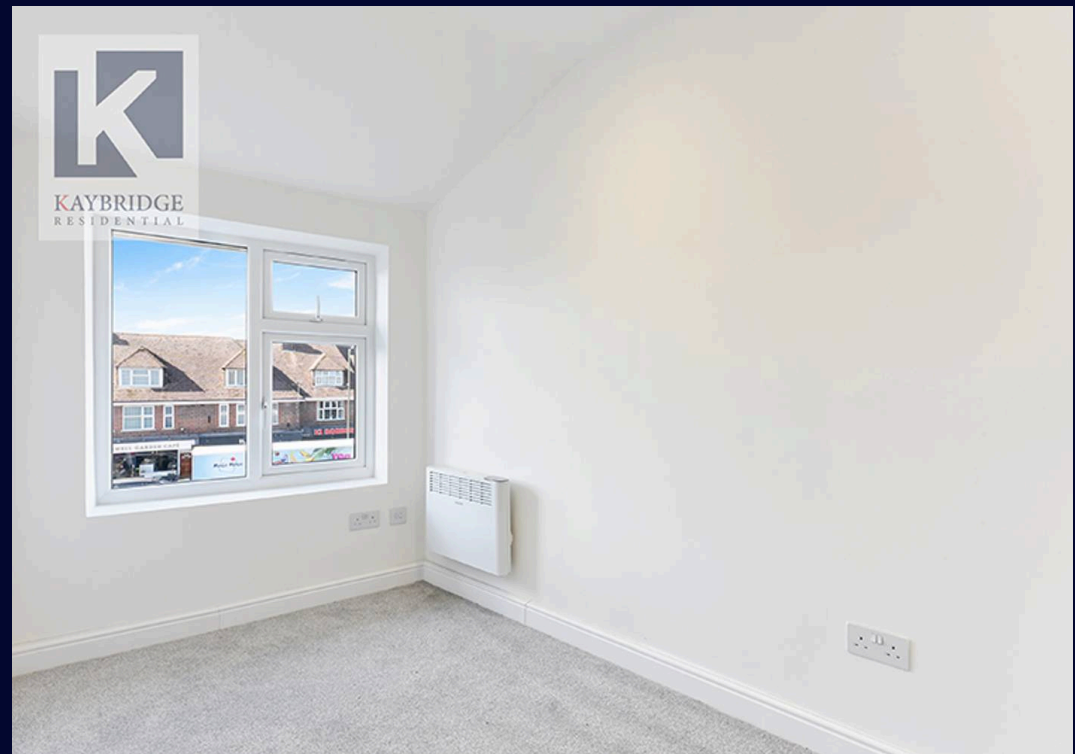
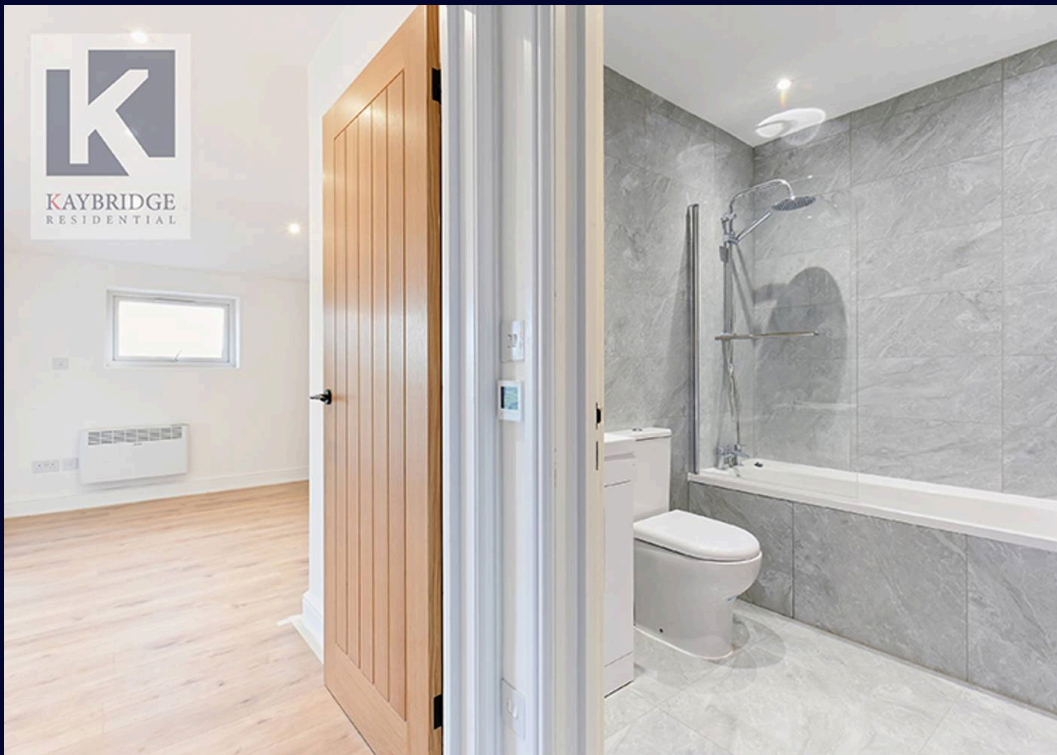
Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

Council Tax band: TBD

Tenure: Leasehold



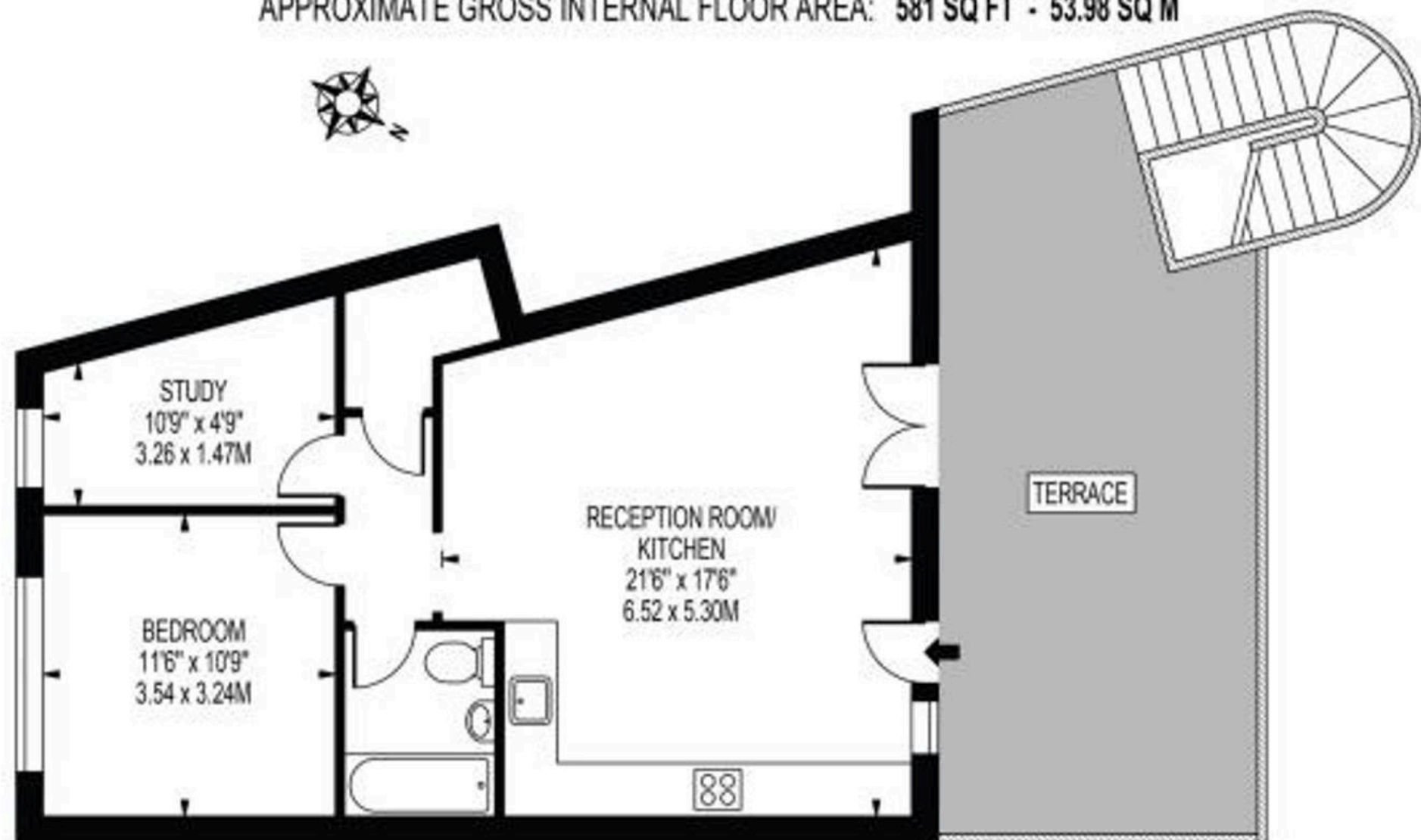






# KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 581 SQ FT - 53.98 SQ M



FIRST 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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