



Boleyn Court Revere Way, Epsom

Epsom

£350,000



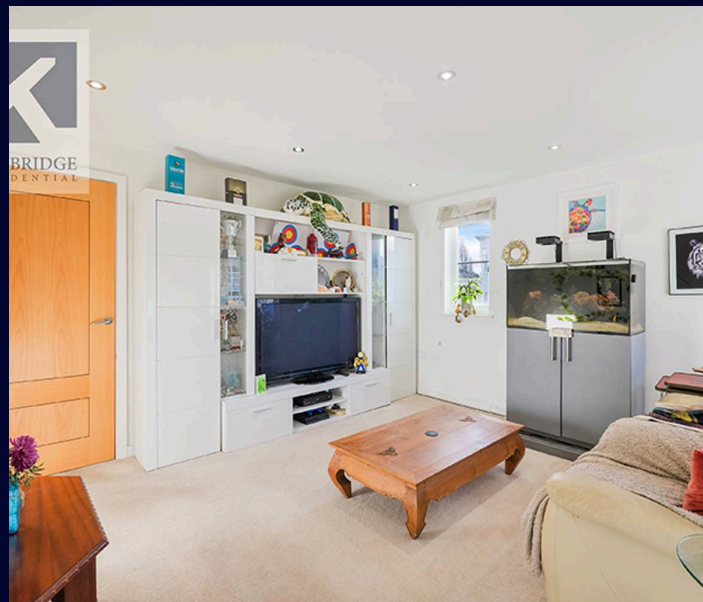
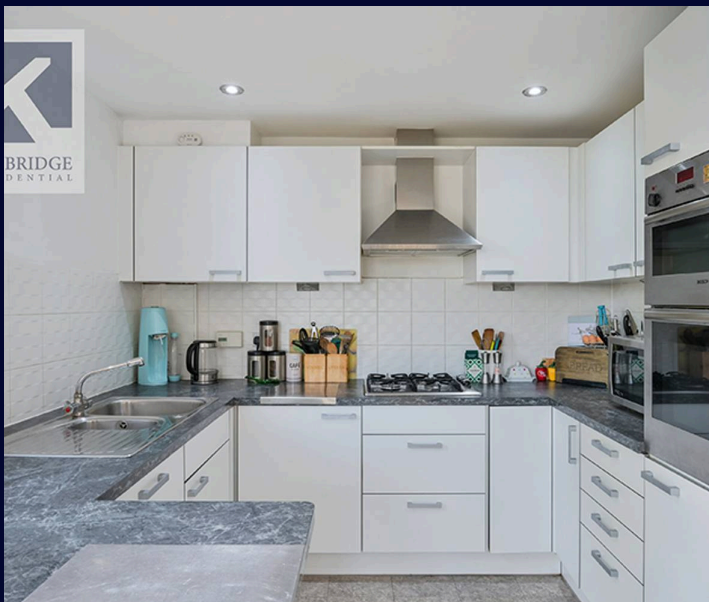
Boleyn Court Revere Way, Epsom

- Two Bedroom Apartment
- First Floor
- En-Suite to Principal Bedroom
- Allocated Parking
- 120 Year Lease
- Private Balcony
- Great Condition
- 0.2 Miles to Ewell West Station
- Close To Shops & Local Amenities

This beautifully presented two bedroom apartment is located on the first floor of a well-maintained development just 0.2 miles from Ewell West Station. The property is offered in great condition throughout and provides a modern and comfortable living environment. The spacious open-plan living and dining area benefits from natural light and a contemporary finish, creating a welcoming space ideal for both relaxing and entertaining. The kitchen is fitted with integrated appliances and ample storage, complementing the overall modern design.

The principal bedroom features a stylish en-suite bathroom with both walk in shower and separate bathtub, while the second bedroom is well-proportioned and suitable for guests, children, or use as a home office. A separate family bathroom serves the rest of the apartment, finished to a high standard. Additional features include allocated parking (providing convenience for residents), a private balcony (offering a pleasant retreat), and secure entry to the building.

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The apartment is ideally positioned close to shops and local amenities, making daily errands and leisure activities easily accessible. With a 120 year lease, this property offers peace of mind and longevity for both first-time buyers and investors. Viewing is highly recommended to fully appreciate the quality and location of this attractive home.

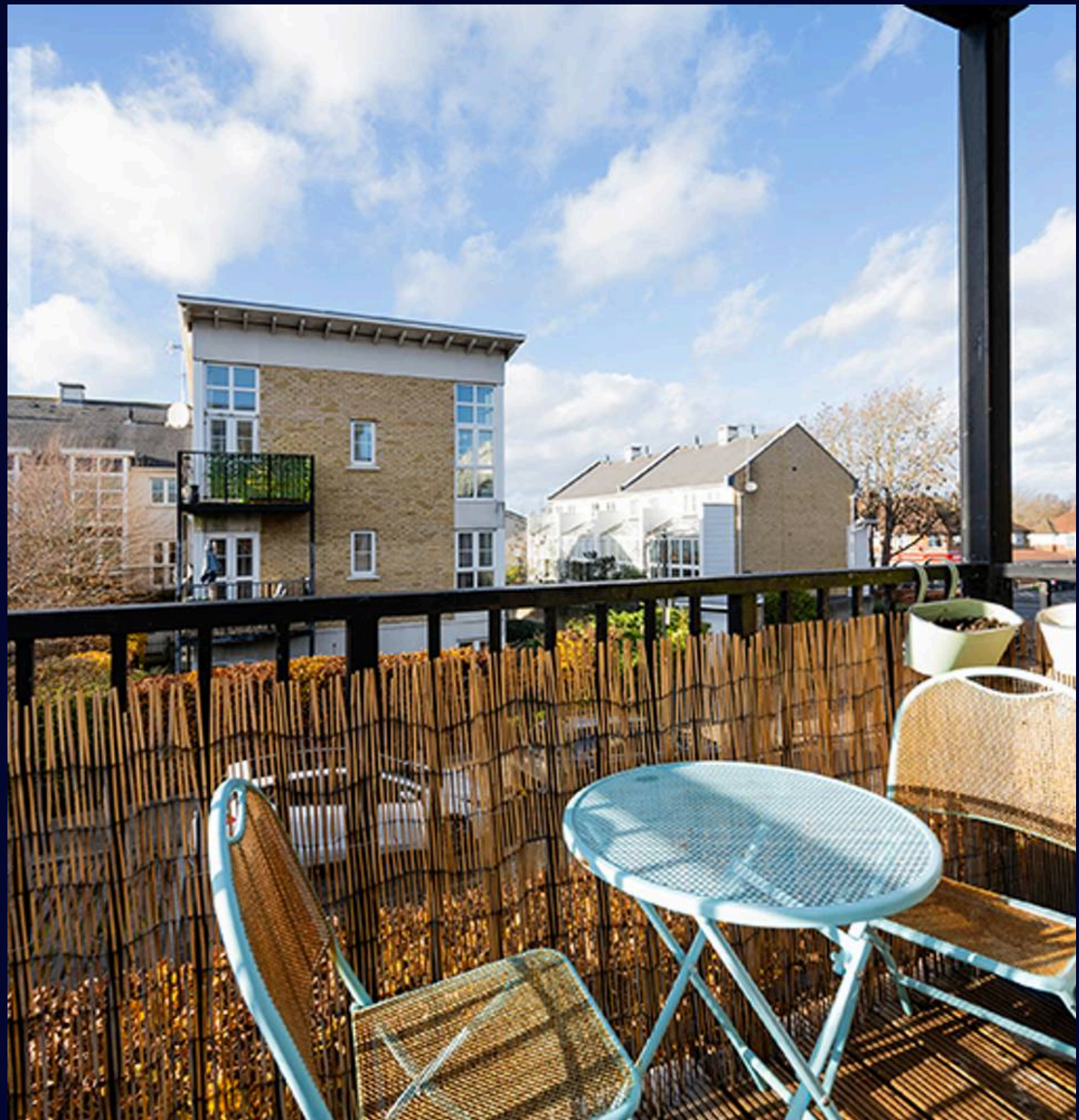
Council Tax band: D

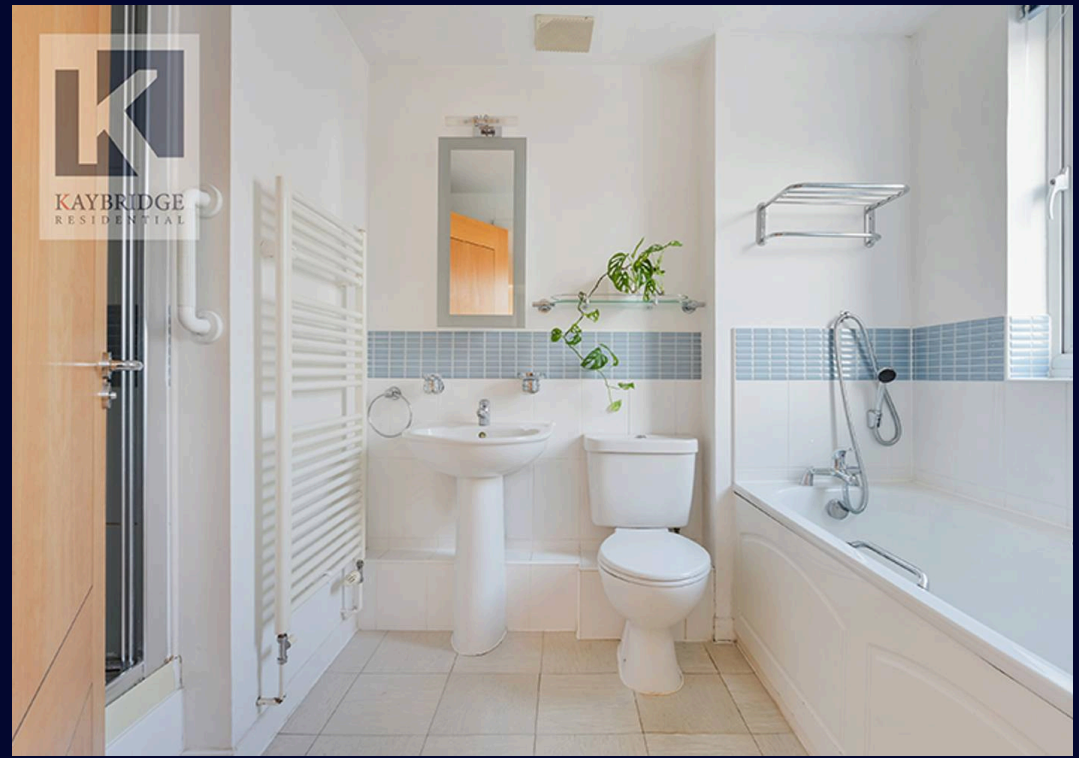
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

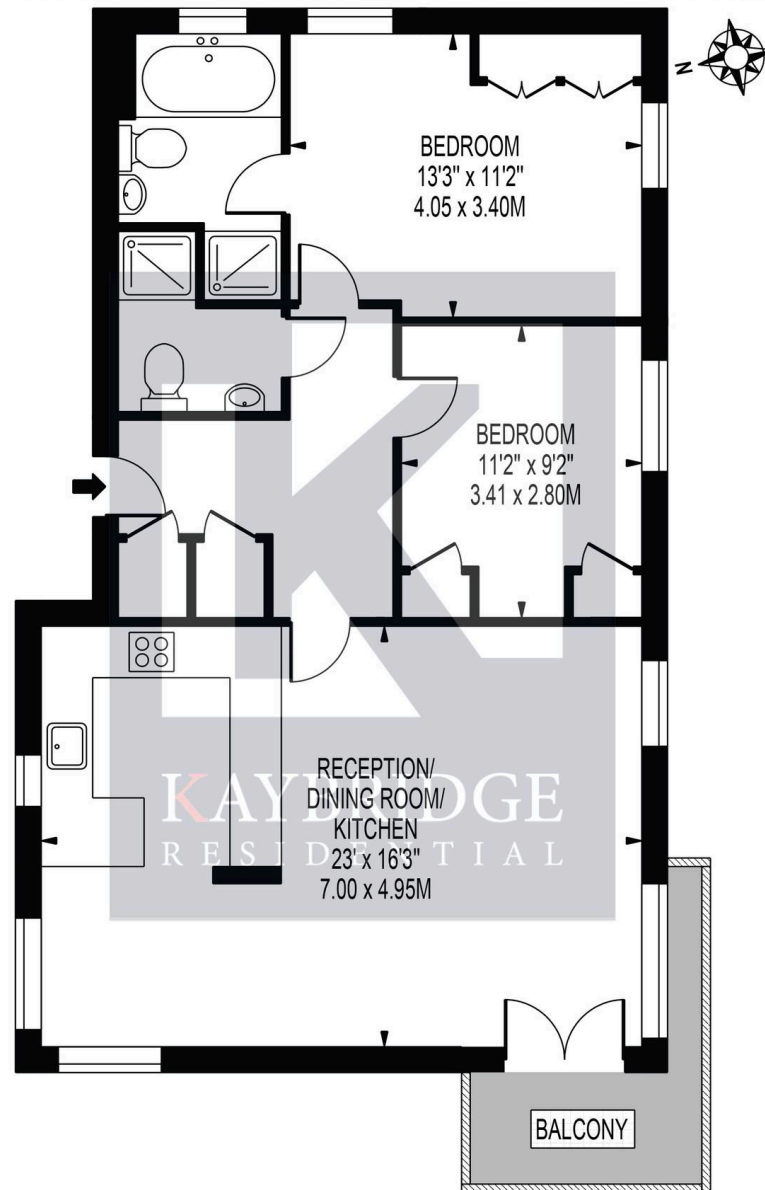
Discover Epsom – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family houses, with popular areas including Woodcote, College Area, and nearby Ewell Village. With its mix of heritage, greenery, excellent amenities, and great schools, Epsom continues to be one of Surrey's most desirable places to





BOLEYN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 820 SQ FT - 76.19 SQ M



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