



Farriers Road, Epsom

Guide Price £180,000



Farriers Road

Epsom

Charming chain free studio flat in sought-after location, first floor with Juliet balcony, spacious kitchen, modern bathroom. Resident parking, close to town centre and train station. Communal garden. Call today to book your appointment!

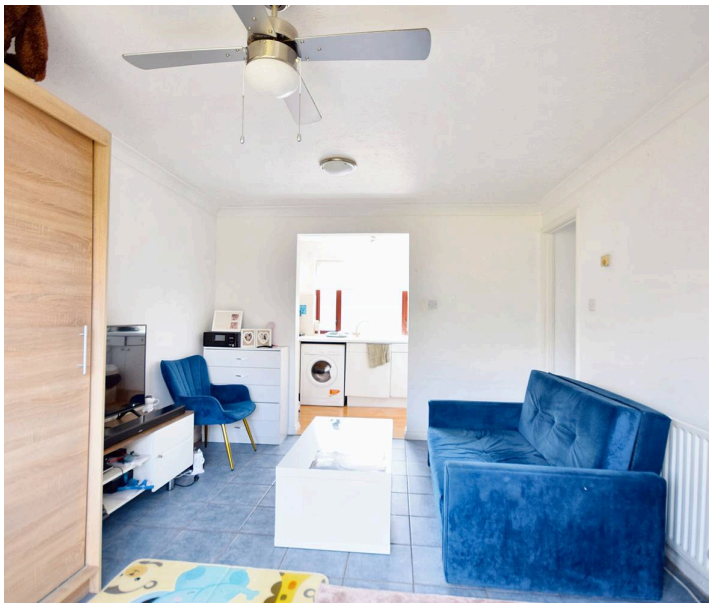
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Studio Apartment
- Chain Free
- Prime Location
- First Floor
- Popular Development
- Resident Parking
- Close To Town Centre & Station



Introducing this charming studio flat in a highly desirable location. Situated on the first floor of a popular development, this studio apartment offers a wonderful opportunity for investors and first-time buyers alike.

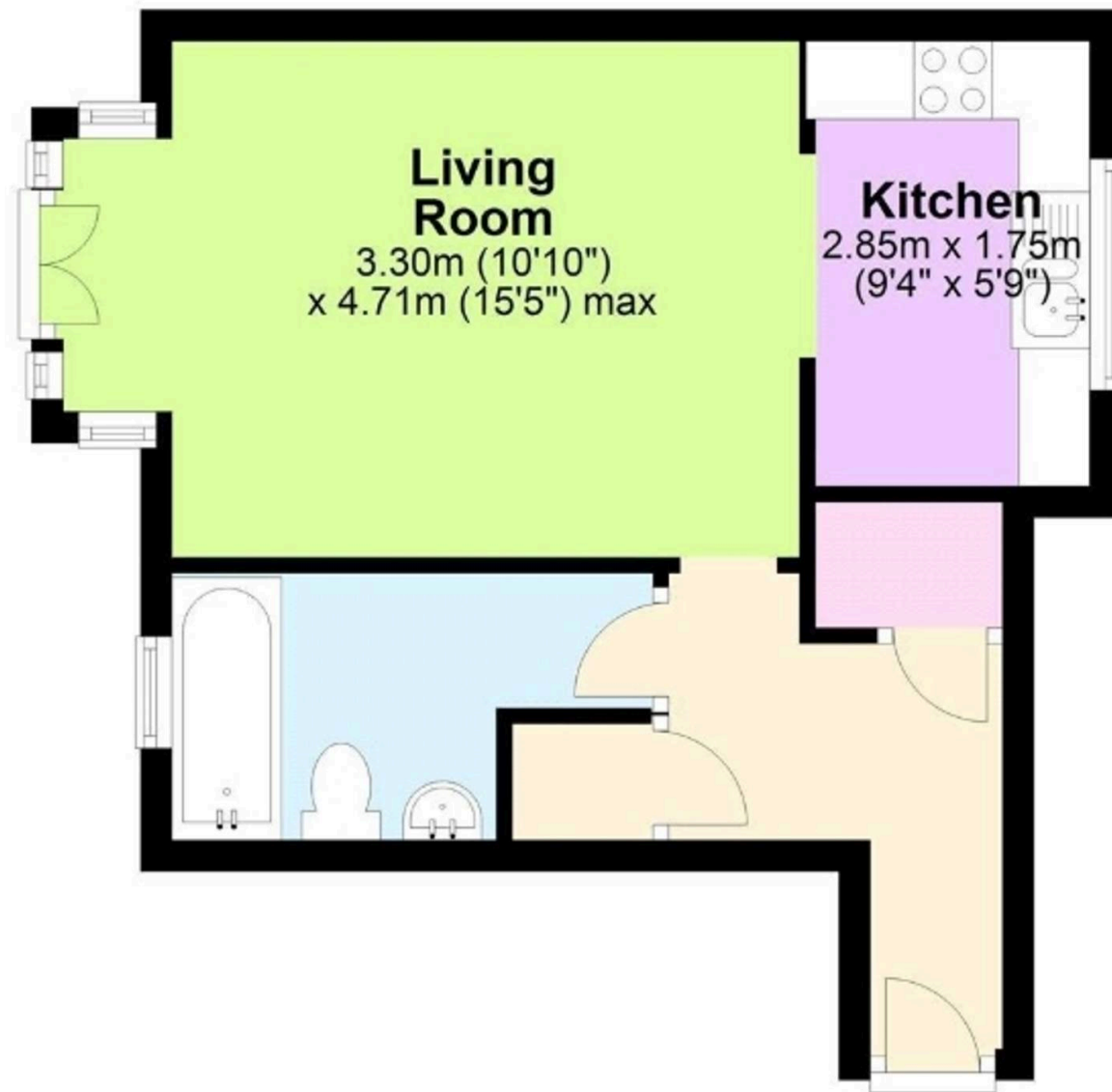
Boasting a chain-free status, this delightful property offers a welcoming entrance hall with two storage cupboards, a bright and spacious living/bedroom with doors onto a Juliet balcony that overlooks the communal garden and a wide opening that leads into the generous sized kitchen. Completing the accommodation is a modern family bathroom.

With the convenience of resident parking, this property is not only practical but also perfectly positioned just a stone's throw away from the town centre and train station. Enjoy the ease of access to all amenities and transport links, making daily commutes and leisure activities effortlessly convenient.

Additionally, this property comes with the added bonus of a well maintained communal garden, providing a tranquil escape from the hustle and bustle right on your doorstep. Seize the chance to make this studio flat your own, and experience the harmonious blend of comfort, location, and lifestyle it has to offer. Call us to book your appointment today!


First Floor


Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 31.0 sq. metres (333.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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