



**Park Heights 38-40 South Street, Epsom**

**Guide Price £475,000**





## Park Heights

38-40 South Street, Epsom

Prime location opposite Rosebery Park, 2-bed apartment with en-suite, Juliette balcony and allocated parking. Convenient town living with easy access to amenities and transport links. Ideal for discerning buyers.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Chain Free
- First Floor Apartment
- Opposite Rosebery Park
- Lift & Stair Access
- Bright & Spacious Living Room
- Kitchen/Diner With Juliette Balcony
- En-Suite To Master
- Allocated Parking & Cycle Storage
- Views Over Communal Gardens
- Short Walk To Town Centre & Station



Situated in a prime location opposite the picturesque Rosebery Park, this delightful two-bedroom apartment presents an excellent opportunity for a discerning buyer seeking a comfortable and convenient living space. This chain-free property is located on the first floor of the building, accessible both by lift and stairs, ensuring ease of access to the apartment.

Upon entering, residents are greeted by a bright and spacious living room, offering a welcoming atmosphere for relaxation and entertainment. The kitchen/diner boasts a Juliette balcony, flooding the space with natural light and providing a charming setting for dining experiences.

The apartment features a well-appointed master bedroom with en-suite bathroom, offering privacy and luxury. A second bedroom provides flexibility for various living arrangements or could even serve as a home office or study space, catering to the diverse needs of modern living. Whilst the family shower room offers added convenience for residents or guests alike.

Residents of this property will benefit from the convenience of cycle storage and allocated parking space, ensuring secure and hassle-free parking arrangements. With views extending over the well-maintained communal gardens, the apartment offers a tranquil setting within the heart of the bustling town.

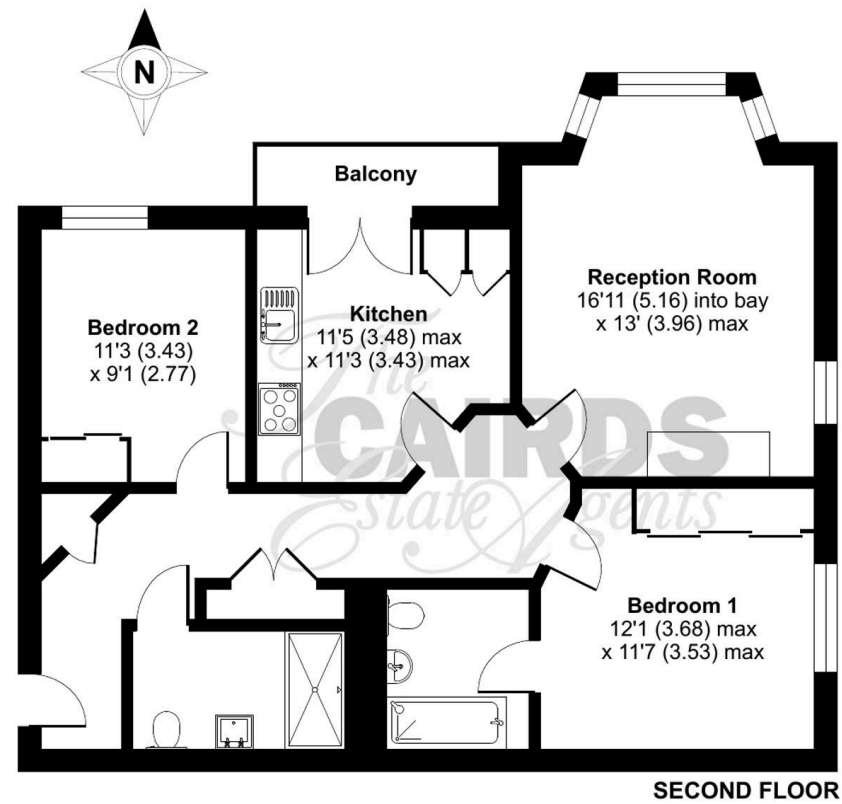
Furthermore, the property's close proximity to the town centre and the local train station makes it an ideal choice for those seeking a well-connected lifestyle, with easy access to a variety of amenities, shops, restaurants, and public transport links. Whether commuting for work or exploring the surrounding area, residents will appreciate the convenience and accessibility of this central location.

This property presents an opportunity not to be missed for those seeking a convenient and comfortable lifestyle in a vibrant town setting – call us today to book your viewing!

## South Street, Epsom, KT18

Approximate Area = 850 sq ft / 79 sq

For identification only - Not to scale











## Cairds The Estate Agents

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