



**Briavels Court, Downs Hill Road, Epsom**

Guide Price **£350,000**





## Briavels Court, Downs Hill Road

Epsom

Modern 2-bed second/top floor apartment in sought-after College area. Spacious, light-filled living space, well-appointed kitchen, garage, residents' parking. Prime location near town centre and train station. Ideal urban living with convenience and comfort.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Popular College Area
- Short Walk To Town Centre & Station
- Large Communal Gardens
- Second/Top Floor Apartment
- Two Double Bedrooms
- Spacious & Bright Reception
- Garage In Block
- Residents Parking
- Catchment For Good Schools



Nestled in a sought after development with beautiful, large communal gardens, this spacious 2-bedroom second/top floor apartment epitomises contemporary urban living at its finest. Boasting a highly desirable location 0.7 miles from the train station and town centre, this residence presents a golden opportunity for those seeking a perfect fusion of convenience and comfort within their home.

Upon entering, residents are welcomed into a spacious reception area, bathed in natural light that filters through the large windows, creating a warm and welcoming ambience. The well-appointed kitchen offers a functional space for culinary enthusiasts. In addition, the apartment features two double bedrooms and a bathroom as well as good storage space.

This property comes with a garage in the block. Residents also have access to residents' parking for themselves and guests.

The location of this apartment is undeniably one of its standout features situated within close proximity to the town centre and train station (into London Waterloo, Victoria & London Bridge), good local schools as well as Epsom Downs racecourse for nature enthusiasts. The vibrant town centre offers a plethora of dining, shopping, and entertainment options to cater for everyone.

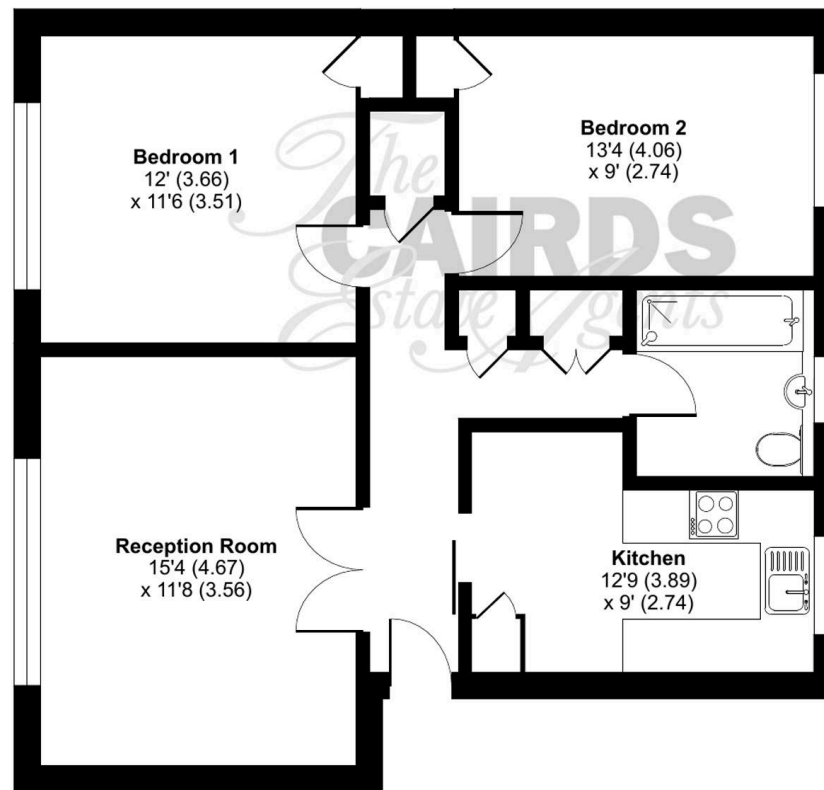
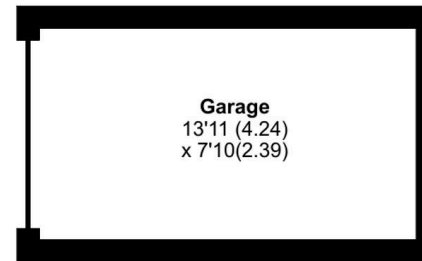
## Briavels Court, Downs Hill Road, Epsom, KT18

Approximate Area = 732 sq ft / 68 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 841 sq ft / 78.1 sq m

For identification only - Not to scale



**SECOND FLOOR**









## Cairds The Estate Agents

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