



Sandown Lodge, Avenue Road, Epsom

Guide Price **£550,000**



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Epsom

Elegant 3 bed apartment on 1st floor with lift access and secure parking (incl. EV charging). Modern kitchen, 2 receptions, en-suite master & second guest bathroom, communal gardens, close to town centre. A unique opportunity in a sought after development.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious First Floor Apartment
- Sought After Development
- Share of Freehold
- Lift Access
- Secure Underground Parking & EV Charging
- Three Generous Bedrooms
- Contemporary Kitchen
- En-Suite Bathroom To Master Bed
- Large Communal Gardens
- Short Walk To Town Centre & Station



Introducing a remarkable opportunity to acquire a home of elegance and refinement – a 3 bedroom apartment nestled on the spacious first floor of a sought-after development. The property boasts the rare and coveted benefit of a share of freehold, ensuring a sense of stability and investment for its fortunate owners.

One of the most notable features of this residence is the lift access, providing convenience and ease of entry to the apartment. Further enhancing its appeal is the inclusion of secure underground parking and EV charging capabilities, catering to the modern homeowner's needs and environmental consciousness.

The interior of the apartment is adorned with three generous bedrooms, offering ample space and comfort for residents and guests alike. A contemporary kitchen awaits, promising a functional and stylish area for culinary delights. The sitting room and dining room provide separate areas for relaxation and entertainment, each exuding a welcoming ambience for gatherings and quiet moments.

The master bedroom boasts the luxury of an en-suite bathroom, ensuring privacy and convenience for its occupants. A family bathroom serves the remaining bedrooms, completing the accommodation with practicality and comfort in mind.

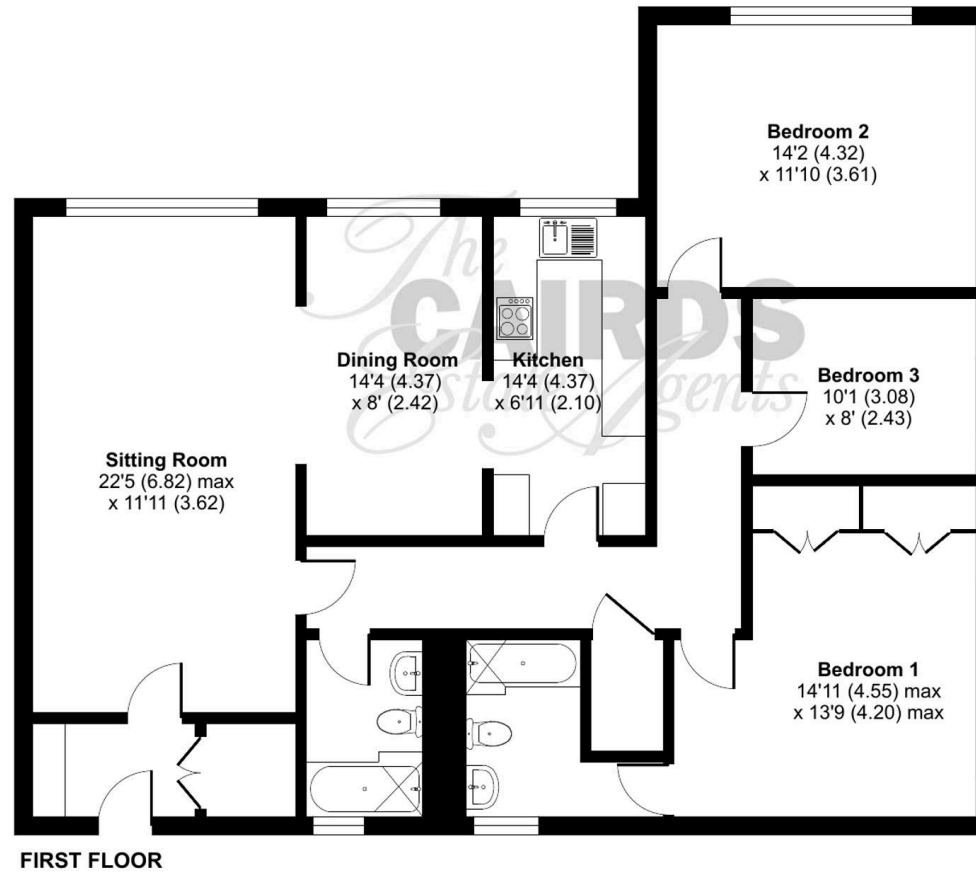
Residents of this exceptional property will also have the pleasure of enjoying large well maintained communal gardens, perfect for outdoor leisure and relaxation. The property's proximity to the town centre and station presents a convenient lifestyle for its residents, with amenities, shops, restaurants and transport links just a short walk away.

In conclusion, this 3 bedroom apartment exudes sophistication and comfort in equal measure, offering a rare combination of modern conveniences and timeless elegance. Ideal for discerning buyers seeking a residence that seamlessly blends luxury with practicality, this property represents a unique opportunity to own a piece of elevated living in a sought-after location.

Sandown Lodge, Avenue Road, Epsom, KT18

Approximate Area = 1279 sq ft / 118.8 sq

For identification only - Not to scale







Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk