



**Copper Beech House, 15 College Road**  
Epsom

Guide Price **£530,000**





# Copper Beech House

Epsom

Immaculate 2-bed first-floor apartment with balcony, en-suite, modern kitchen, allocated parking, in sought-after College Area, close to excellent schools, parks, shops, and transport. Call today to schedule viewing!

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully Presented Apartment
- Sought After College Area
- Open Plan Living
- Contemporary Kitchen
- Large Sunny South Facing Balcony
- Two Double Bedrooms
- En-Suite Shower To Master
- Modern Bathroom
- Allocated Parking
- Close To Town Centre & Station



This immaculately presented two-bedroom first-floor apartment is located in the highly desirable College Area, offering an exceptional combination of contemporary design and everyday convenience.

The accommodation boasts a generous open-plan layout, featuring a bright and welcoming sitting and dining area seamlessly connected to a stylish modern kitchen—perfect for both entertaining and day-to-day living. A large south facing balcony, accessible from both the reception room and the principal bedroom, bathes the apartment in natural light and provides an ideal space to relax and enjoy sunny afternoons.

Both bedrooms are well-proportioned doubles with built-in wardrobes providing excellent storage. The principal bedroom further benefits from a sleek en-suite shower room, while a modern family bathroom serves the remainder of the apartment. High-quality fixtures and fittings are evident throughout, creating a refined and comfortable living environment.

Beautifully maintained communal grounds enhance the overall appeal, offering a peaceful setting, while the inclusion of an allocated parking space adds valuable practicality.

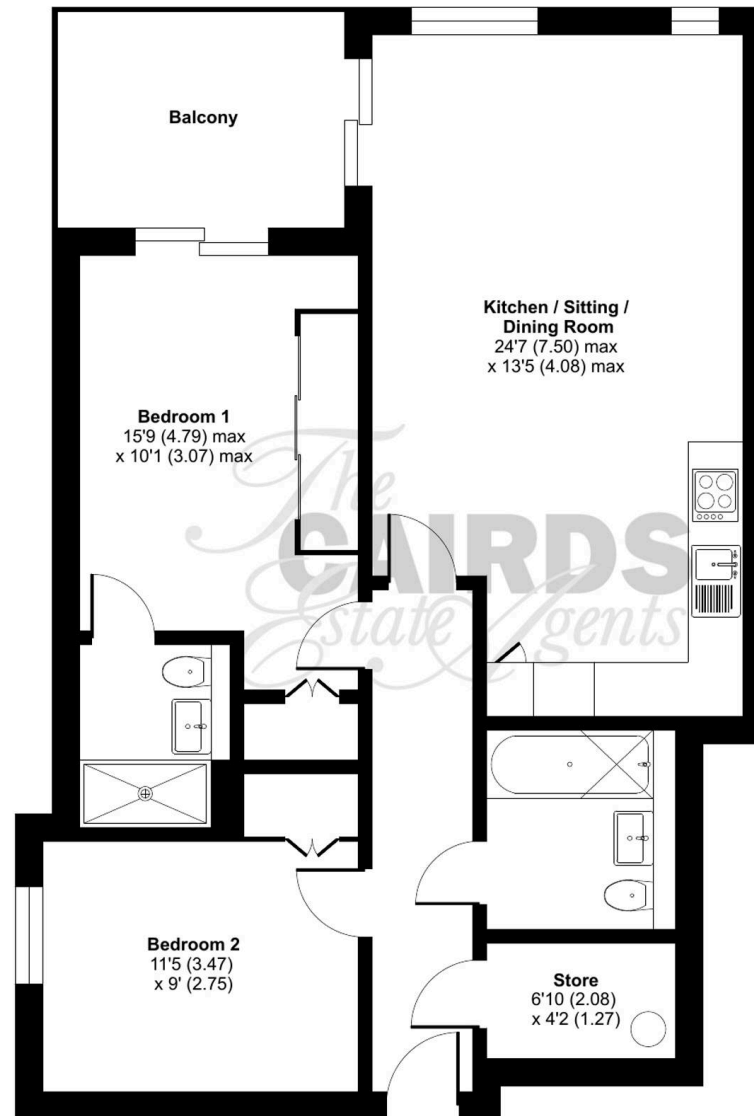
Ideally positioned close to local parks, outstanding schools, shops, and transport links, this property offers the best of town living with the added benefit of outdoor space—making it a rare opportunity in this sought-after location.

Contact Cairds today to arrange your viewing.

# College Road, Epsom, KT17

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Cairds . REF: 1401538









## Cairds The Estate Agents

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