



Charlemont House, 35 Cheam Road
Epsom

In Excess of **£400,000**



Charlemont House

Epsom

Modern two-bed, two-bath apartment with two balconies, spacious living, gated parking, secure entry, near Ewell East station. Ideal for commuters. Early viewing advised - call Cairds today to view!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- Spacious Second Floor Apartment
- Bright Reception With Balcony
- Contemporary Kitchen
- Master With En-Suite Shower & Balcony
- Further Double Bedroom
- Modern Bathroom
- Gated Allocated Parking
- Communal Garden
- Shared Bike Shed
- Short Walk To Ewell East Station



This beautifully presented two-bedroom apartment is located on the second floor of a well-maintained modern development, offering an abundance of natural light and a well-planned layout throughout.

The bright and spacious reception room opens directly onto a private balcony, creating an ideal space for relaxing. The contemporary kitchen is finished to a high standard and features integrated appliances along with ample storage, combining style with practicality. The principal bedroom benefits from its own private balcony and a stylish en-suite shower room, while the second double bedroom provides generous accommodation, ideal for guests, family, or a home office. A modern family bathroom completes the property, fitted with quality fixtures and finished in clean, neutral tones.

Further benefits include access to a communal garden, gated allocated parking for residents, a shared bike store, and secure entry to the building.

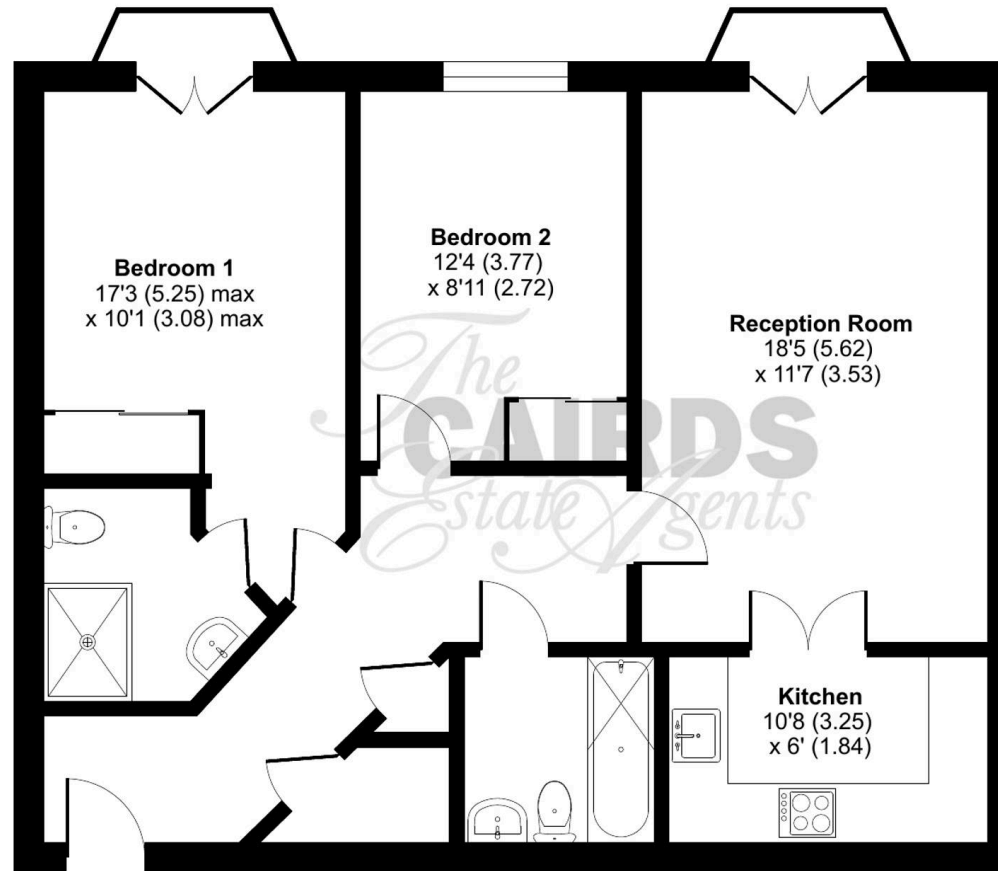
Conveniently located within walking distance of Ewell East railway station, the property offers excellent transport connections to central London and the surrounding areas, making it ideal for commuters and those seeking a well-connected lifestyle.

Early viewing is highly recommended to fully appreciate everything this exceptional apartment has to offer.

Charlemont House, 35 Cheam Road, Epsom, KT17

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



SECOND FLOOR





Cairds The Estate Agents

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