



Ebbisham Court, Dorking Road, Epsom

Guide Price **£325,000**



Ebbisham Court, Dorking Road

NO ONWARD CHAIN - Well-presented two-bedroom first-floor apartment near Epsom centre and station. Private balcony, garage and share of freehold. Early viewing advised.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- No Onward Chain
- First Floor
- Share of Freehold
- Convenient Location
- Spacious Reception With Balcony
- Modern Kitchen
- Two Generous Bedrooms
- Bathroom
- Garage In Block
- Close To Town Centre & Station



Offered to the market with no onward chain and a share of the freehold, this well-presented two-bedroom first-floor apartment occupies a highly convenient location within easy reach of the town centre and mainline railway station.

The accommodation includes a spacious living/dining room with direct access to a private balcony, providing an ideal space for relaxing. The fitted kitchen is well equipped with a range of units, offering generous storage and ample worktop space. Both bedrooms are comfortable doubles, providing versatile accommodation with plenty of room for additional furnishings. A well-appointed bathroom completes the accommodation.

Further benefits include a garage in a nearby block together with residents' parking (subject to availability), offering added convenience and practicality.

Ideally positioned close to Epsom town centre, the property is within easy walking distance of an excellent selection of shops, cafés, restaurants and leisure facilities, as well as the mainline station, making it an ideal choice for commuters and those seeking a well-connected lifestyle.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent location and outstanding convenience this superb apartment has to offer.

Epsom town centre lies approximately 0.5 miles away and offers an excellent selection of shops, restaurants, and leisure amenities. The area is also well served by outstanding private and state schools, including Epsom College, Rosebery, St Josephs Catholic Primary and Kingswood House.

Transport connections are superb, with the M25 (J9) located within a 15 minute drive, providing convenient access to both Heathrow and Gatwick airports. Epsom railway station offers regular services to London Bridge, Waterloo, and Victoria.

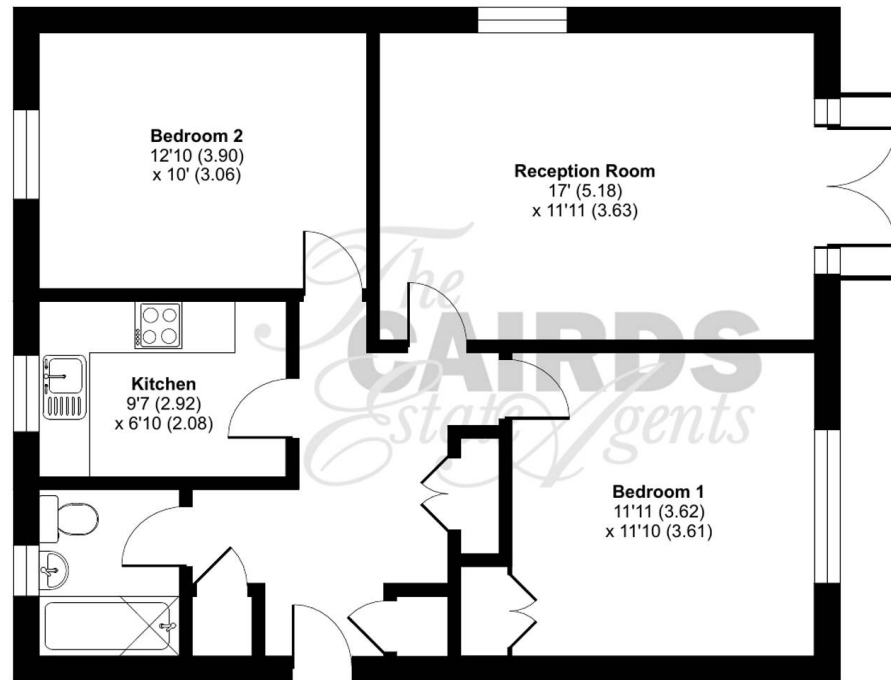
Leisure facilities in the area include the prestigious RAC Country Club and Golf Course with its extensive private members' amenities, the David Lloyd Centre, Rainbow Leisure Centre, Epsom Golf Club and Horton Maple Leaf Golf Club, as well as family attractions such as Hobbledown Adventure Park and Zoo.

The surrounding area boasts extensive and picturesque countryside, such as Epsom Downs, Langleigh Vale Centenary Wood and both Epsom and Ashted Commons. A wealth of National Trust estates and the nearby Surrey Hills Area of Outstanding Natural Beauty contribute to the region's scenic charm, while the picturesque villages surrounding Headley Heath and Box Hill further elevate the appeal of this highly desirable location.

Dorking Road, Epsom, KT18

Approximate Area = 738 sq ft / 68.6 sq m

For identification only - Not to scale



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