



Jackie Quinn
estate agents

Flat 1, Alexander Court, 138 Miles Road

Guide Price £250,000

NO ONWARD CHAIN. This attractive ground floor apartment with an allocated parking space and a communal garden offers a superb opportunity for a first time buyer, investor or anyone seeking a comfortable and conveniently positioned home just a short stroll away from Epsom town centre. The property combines contemporary styling with a practical layout and modern finishes throughout. If let, the property could achieve a monthly rent in the region of £1450 pcm.

The heart of the home is the spacious open plan living and dining area, which provides an ideal setting for both relaxing and entertaining. The adjoining modern kitchen is finished with polished quartz worktops and a comprehensive selection of fitted units, together with a range of integrated appliances.

The double bedroom is complemented by a contemporary bathroom, fitted with a bath with shower over, wash hand basin with vanity storage and WC. Ceramic tiling, a heated chrome towel rail and modern fittings complete the room.

Access to the apartment is via a communal entrance with entryphone security.

The location is particularly appealing providing a variety of shops, cafés, restaurants and everyday facilities. Epsom train station is also within easy reach, offering regular services to London Waterloo and Victoria.

Council Tax band: C

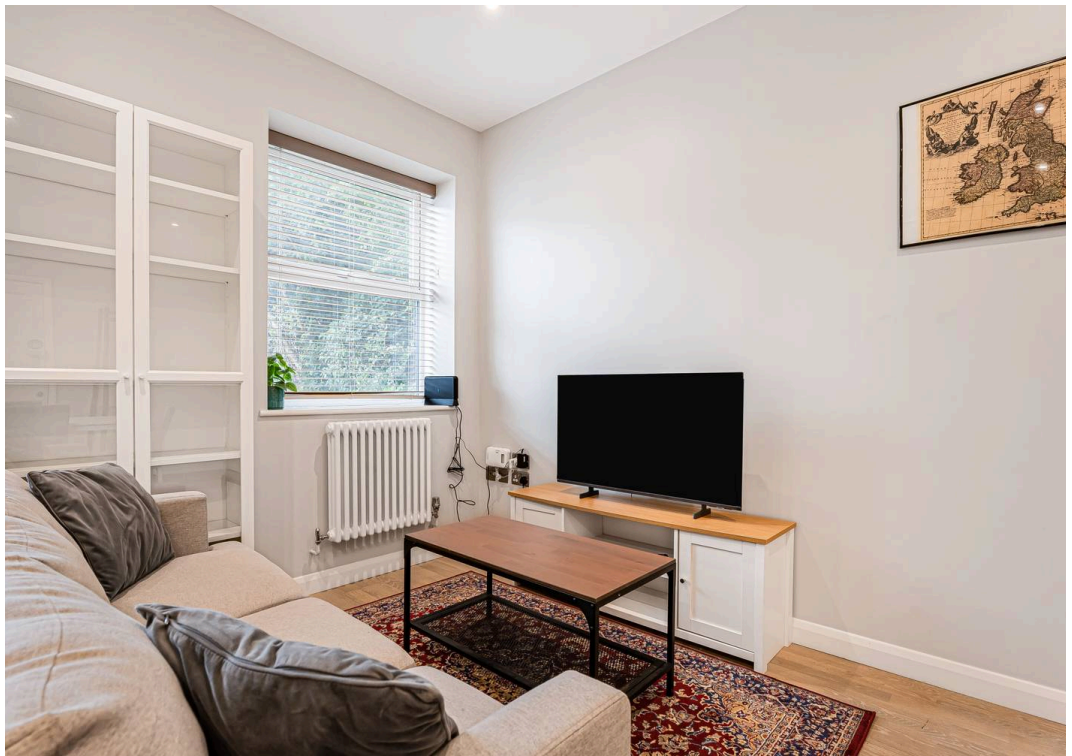
Tenure: Leasehold

EPC Energy Efficiency Rating:

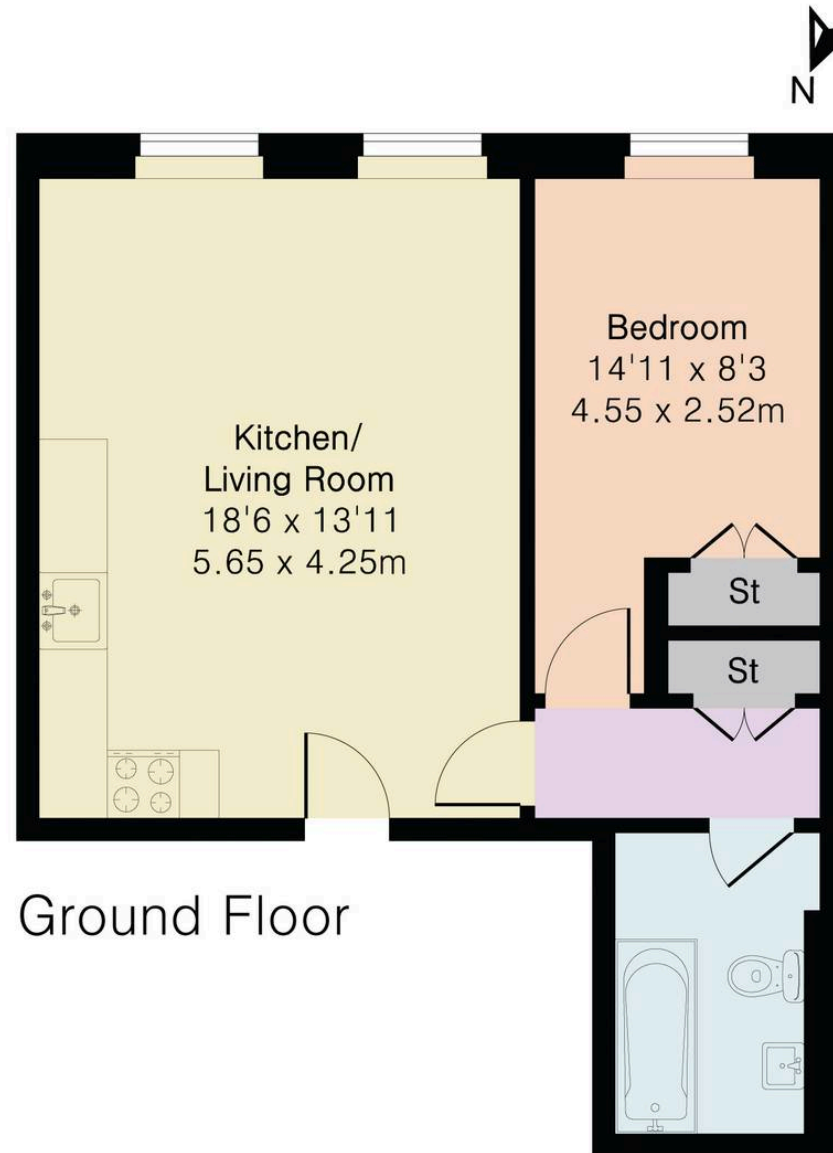
EPC Environmental Impact Rating:

- Contemporary open plan kitchen/living room
- A short walk to Epsom town centre
- Allocated parking space
- One double bedroom





Approximate Gross Internal Area 474 sq ft - 44.0349 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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