



Canterbury House, Queen Alexandras Way, Epsom

Guide Price £430,000



Canterbury House

Queen Alexandras Way, Epsom

Beautifully presented 2 bed ground floor flat with spacious living, modern kitchen, direct communal garden access, 2 allocated parking spaces, and a bright, airy feel. Prime location near amenities. Call Cairds today to schedule viewing.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Ground Floor Apartment
- Overlooking Well Maintained Communal Gardens
- High Ceilings
- Bright & Spacious Reception
- Well-Appointed Kitchen
- Two Double Bedrooms
- Large Modern Bathroom With Bath & Separate Shower
- Two Allocated Parking Spaces
- Close To Town Centre & Station



This beautifully presented two bedroom ground floor apartment enjoys a prime position overlooking well maintained communal gardens, offering a peaceful and attractive outlook.

The property has been thoughtfully designed to maximise natural light, with high ceilings and expansive windows creating a bright and airy feel throughout. The generous reception room offers a welcoming space for both relaxation and entertaining, featuring large windows and doors that open directly onto the communal gardens, whilst the well-equipped kitchen boasts modern fittings and plentiful storage. Both bedrooms are spacious doubles, each benefiting from doors providing direct access to the communal grounds. Completing the accommodation is a large, contemporary bathroom, fitted with both a bath and a separate walk in shower, finished with sleek, modern fittings throughout.

Outside, residents can enjoy the well maintained communal gardens, providing a tranquil setting and pleasant view. The property also benefits from two allocated parking spaces, ensuring convenient and secure parking for both residents and their visitors. The communal areas are well lit and thoughtfully designed, contributing to the overall sense of quality and care throughout the development.

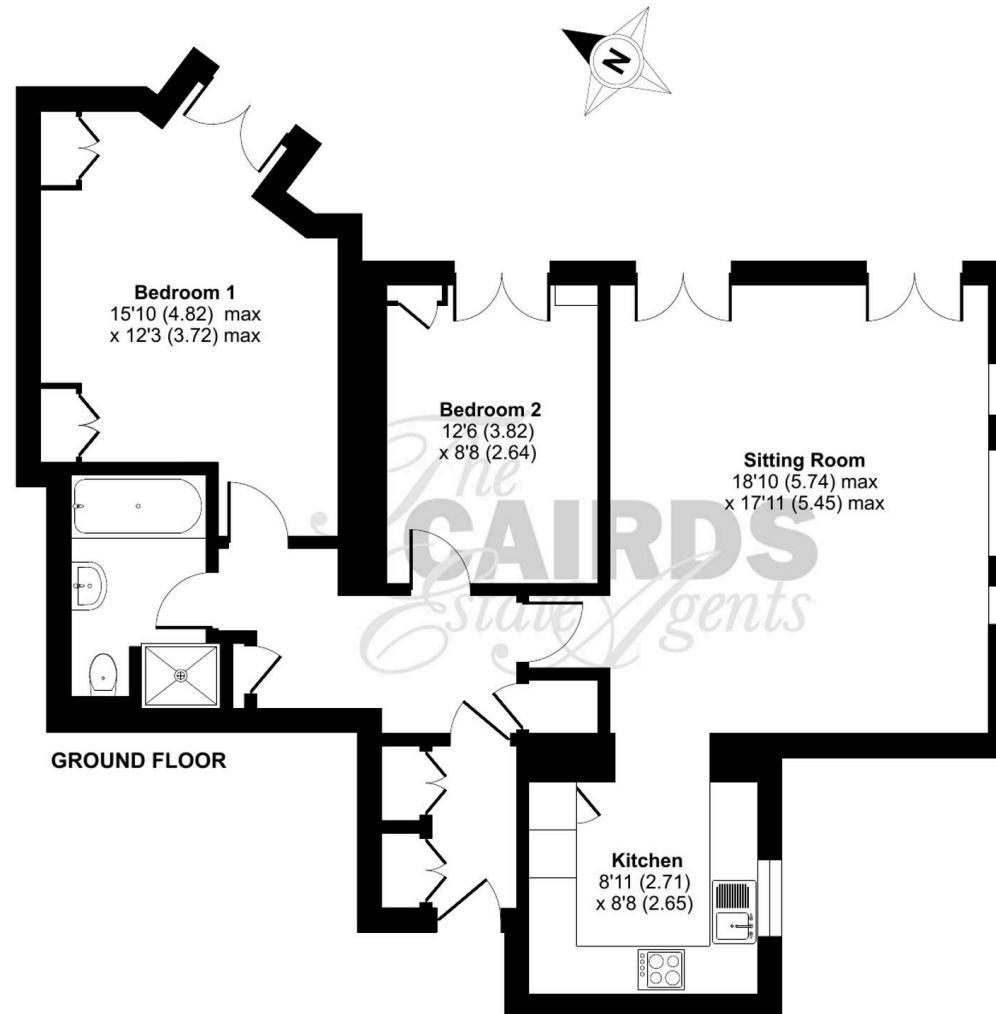
Whether you are seeking a comfortable home within easy reach of shops, restaurants, and transport links, or a peaceful retreat with green space on your doorstep, this superb ground floor flat offers an exceptional combination of style, practicality, and location. Early viewing is highly recommended to appreciate all that this impressive property has to offer.

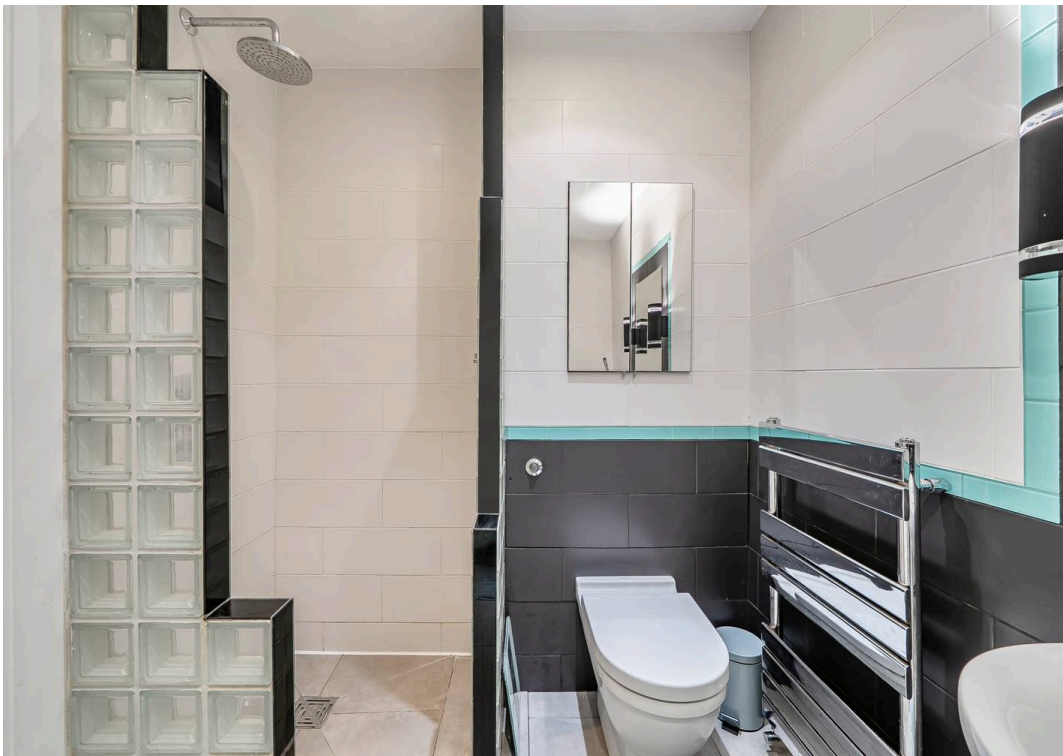
Estate agents act of 1979 – We must point out that the Leasehold owner of this title has a relative practicing as an estate agent at Cairds Epsom Limited. This declaration is made in full faith and transparency.

Queen Alexandras Way, Epsom, KT19

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale







Cairds The Estate Agents

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