



Downs Lodge Court, Church Street, Epsom

Guide Price **£475,000**



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Epsom

Spacious ground floor 3-bed apartment with NO ONWARD CHAIN, modern kitchen and bathroom, garage in block and spacious communal grounds. Close to town centre and station. Ideal for commuters and families.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Spacious Ground Floor Flat
- Popular Development
- Bright Reception
- Well Appointed Kitchen
- Three Generous Bedrooms
- Modern Bathroom & Separate W.C.
- Garage In Block
- Large Communal Gardens
- Short Walk To Town Centre & Station



Offered to the market with no onward chain, this spacious three-bedroom ground floor apartment presents an excellent opportunity for buyers seeking a well-maintained home in a sought-after development, conveniently located within easy walking distance of the town centre and mainline station.

The property features a bright and generously proportioned reception room, providing ample space for both relaxing and entertaining. The well-equipped kitchen offers a comprehensive range of fitted units, generous worktop space, and excellent storage, making it ideal for everyday living.

There are three well-proportioned bedrooms, each offering flexible accommodation suitable for family living, visiting guests, or those working from home. The accommodation is complemented by a modern bathroom fitted with contemporary sanitaryware and a shower over the bath, together with the added convenience of a separate WC.

Further benefits include a garage located in a nearby block, providing secure parking or valuable additional storage, along with access to beautifully maintained communal gardens for residents to enjoy.

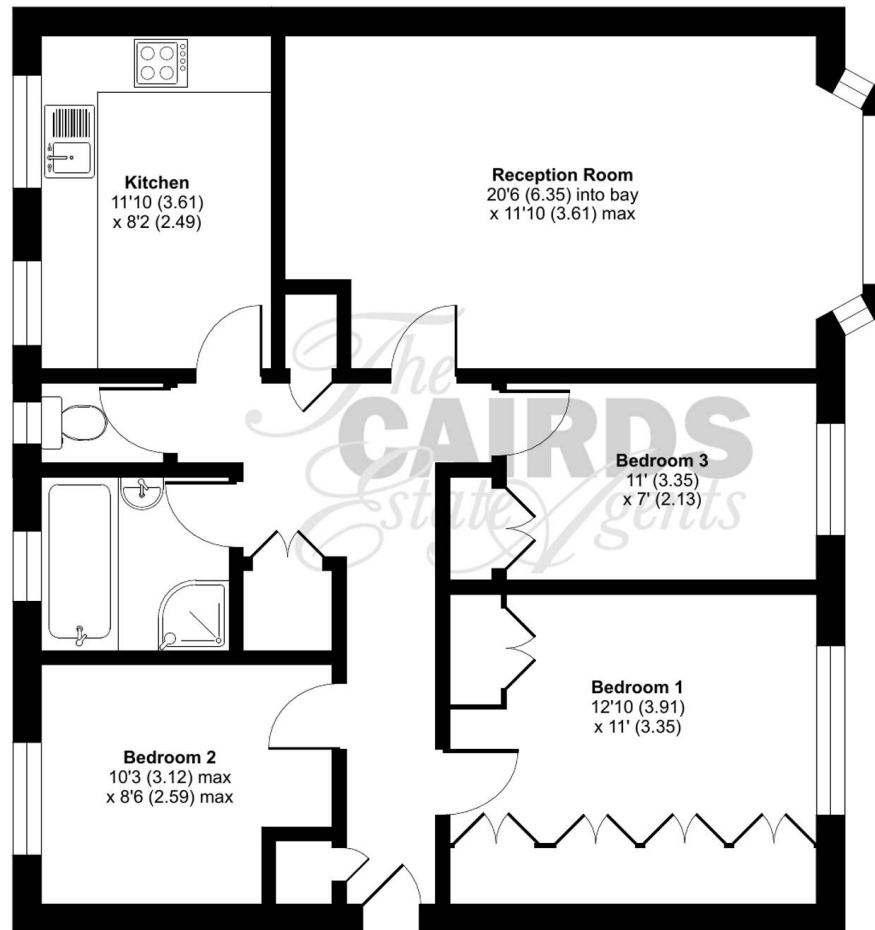
Ideally positioned, the apartment is just a short stroll from the town centre, where a wide selection of shops, cafés, restaurants, and leisure facilities can be found. The nearby mainline station offers regular direct services to London and surrounding areas, making it an excellent choice for commuters.

Combining generous living space, excellent amenities, and a highly convenient location, this attractive ground floor apartment is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Church Street, Epsom, KT17

Approximate Area = 860 sq ft / 79.8 sq

For identification only - Not to scale



GROUND FLOOR







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