



Rutland House, 57-59 South Street, Epsom

Guide Price **£225,000**



Rutland House, 57-59 South Street

Epsom

* No Chain * Modern top-floor apartment with open-plan living, contemporary kitchen, double bedroom, stylish bathroom, parking and secure entry. Minutes from town centre, station, shops, and parks. Call today to view!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Modern Top Floor Apartment
- Open Plan Living
- Contemporary Kitchen
- Double Bedroom
- Modern Bathroom
- Allocated Parking
- Short Walk To Town Centre & Station



This stylish top-floor apartment set within a well-maintained development offers an ideal opportunity for first-time buyers, investors, or anyone seeking the convenience of town centre living.

Available with no onward chain, the property boasts a well-designed open-plan living space, incorporating a contemporary kitchen complete with integrated appliances and sleek cabinetry. The spacious double bedroom provides a comfortable and relaxing retreat, while the modern bathroom is finished to a high standard with elegant tiling and quality fittings.

Externally, the property benefits from an allocated parking space, providing added convenience and reassurance for residents with vehicles.

Ideally positioned just a short walk from the bustling town centre, residents can enjoy easy access to a wide selection of shops, cafés, restaurants, and leisure facilities. Excellent transport connections, including the nearby mainline station, make this an excellent choice for commuters. The surrounding area also offers attractive parks and green spaces, perfect for outdoor leisure and relaxation.

Combining modern interiors, practical features, and a highly convenient location, this apartment represents a fantastic opportunity to enjoy contemporary town centre living.

South Street, Epsom, KT18

Approximate Area = 309 sq ft / 28.7 sq m

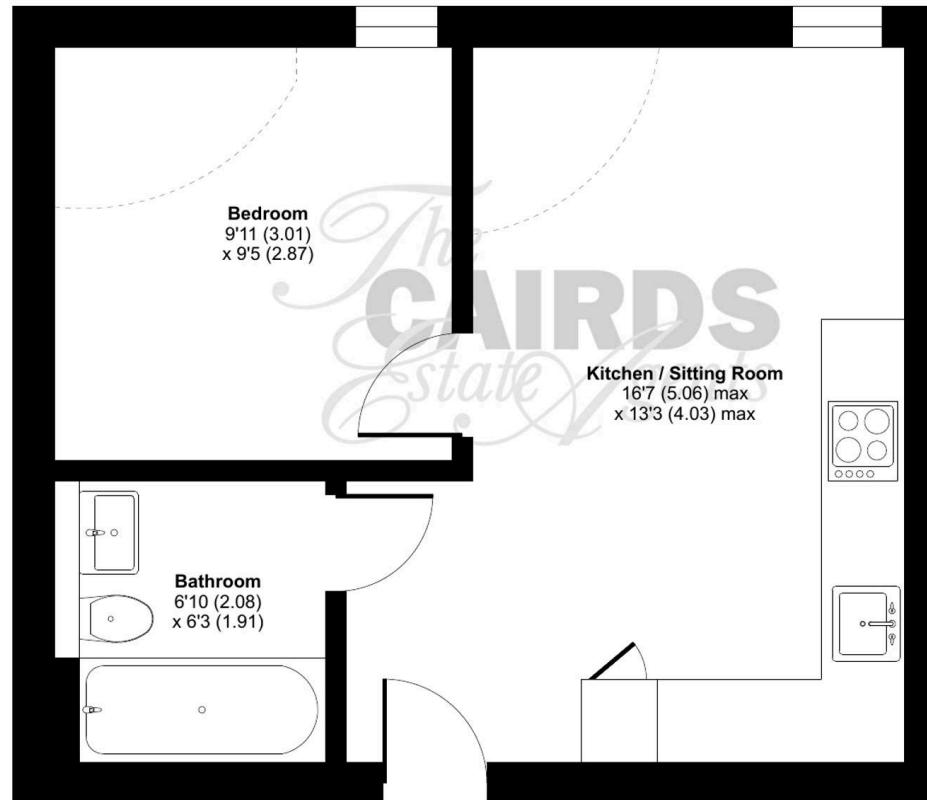
Limited Use Area(s) = 32 sq ft / 3 sq m

Total = 341 sq ft / 31.7 sq m

For identification only - Not to scale



Denotes restricted
head height



THIRD FLOOR





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