



Epsom Road, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- Private cul de sac between Epsom & Ewell
- Spacious second floor (top floor) apartment
- Two generous double bedrooms with wardrobes
- Bright living/dining room with Juliette balcony
- Separate fitted kitchen with leafy outlook
- Modern, bright and airy bathroom suite
- Secluded communal gardens surround property
- Ample residents' parking plus private garage
- Close to shops, station & outstanding schools
- Viewing strongly recommended by sole agent

Beaumont Court is tucked away within a small private cul de sac, ideally situated equidistant between Epsom Town Centre and the heart of Ewell Village.

This beautifully presented property enjoys a superb position on the second floor of this small and rarely available development. Spacious and well proportioned throughout, the accommodation offers a wonderful blend of comfort, light, and practicality.

A large entrance hallway with a fitted storage cupboard provides an inviting first impression and leads through to a bright, well-arranged living/dining room featuring a Juliette balcony with a leafy, green outlook. The separate kitchen is thoughtfully designed and offers excellent workspace and storage.

There are two generous double bedrooms, both with fitted wardrobes, and a bright, modern bathroom suite completes the accommodation.



Outside, the property benefits from a secluded communal garden that wraps around the building, providing a peaceful space to enjoy the outdoors. There is ample residents' parking and the rare addition of a garage in the adjacent block, a real asset in this sought-after location.

Positioned in a popular residential area, the apartment is just a short walk from both local shops and the vibrant town centre, which offers a wide selection of restaurants, cafés, and cultural amenities. Epsom's mainline station is nearby, providing fast and frequent services into London, ideal for commuters or anyone seeking excellent connectivity.

Families and forward-thinking buyers will also appreciate the proximity to the Ofsted-rated 'Outstanding' Wallace Fields Infant and Junior Schools, just around the corner.

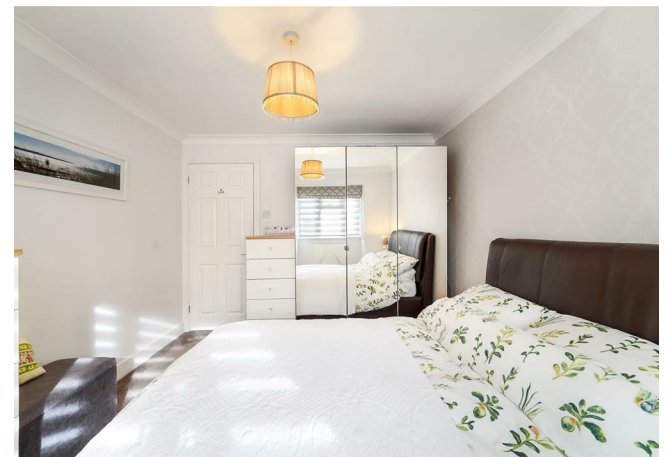
Offered to the market in excellent order, this property presents an exceptional opportunity to secure a home that combines comfort, practicality, and a desirable location. Whether you're

taking your first step onto the property ladder, downsizing to something more manageable, or seeking a smart investment, this delightful apartment is well worth your attention.

Key Information

Tenure - Leasehold
Length of lease (years remaining) - 97
Annual ground rent amount (£) - £150 per annum
Annual service charge amount (£) - £744 per annum
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Beaumont Court, Epsom Road

Total Area: 742 SQ FT • 68.94 SQ M
(Including Garage)
Garage Area : 138 SQ FT • 12.85 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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