



Rutland House, 57-59 South Street, Epsom

Guide Price £300,000



## Rutland House 57-59 South Street

Epsom

Modern 2-bed first floor flat near town centre and station with NO ONWARD CHAIN. Open plan living, stylish kitchen, secure entry, double glazing. Ideal for first-time buyers, investors, or downsizers. Call today to schedule a viewing! Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Onward Chain
- Modern First Floor Apartment
- Open Plan Living
- Contemporary Kitchen
- Two Bedrooms
- Modern Bathroom
- Allocated Parking
- Short Walk To Town Centre & Station

This impressive two bedroom flat offers a superb opportunity for buyers seeking a modern apartment in a highly convenient location. Presented with no onward chain, the property provides a seamless purchasing process, making it an ideal choice for first-time buyers, investors, or those looking to downsize.

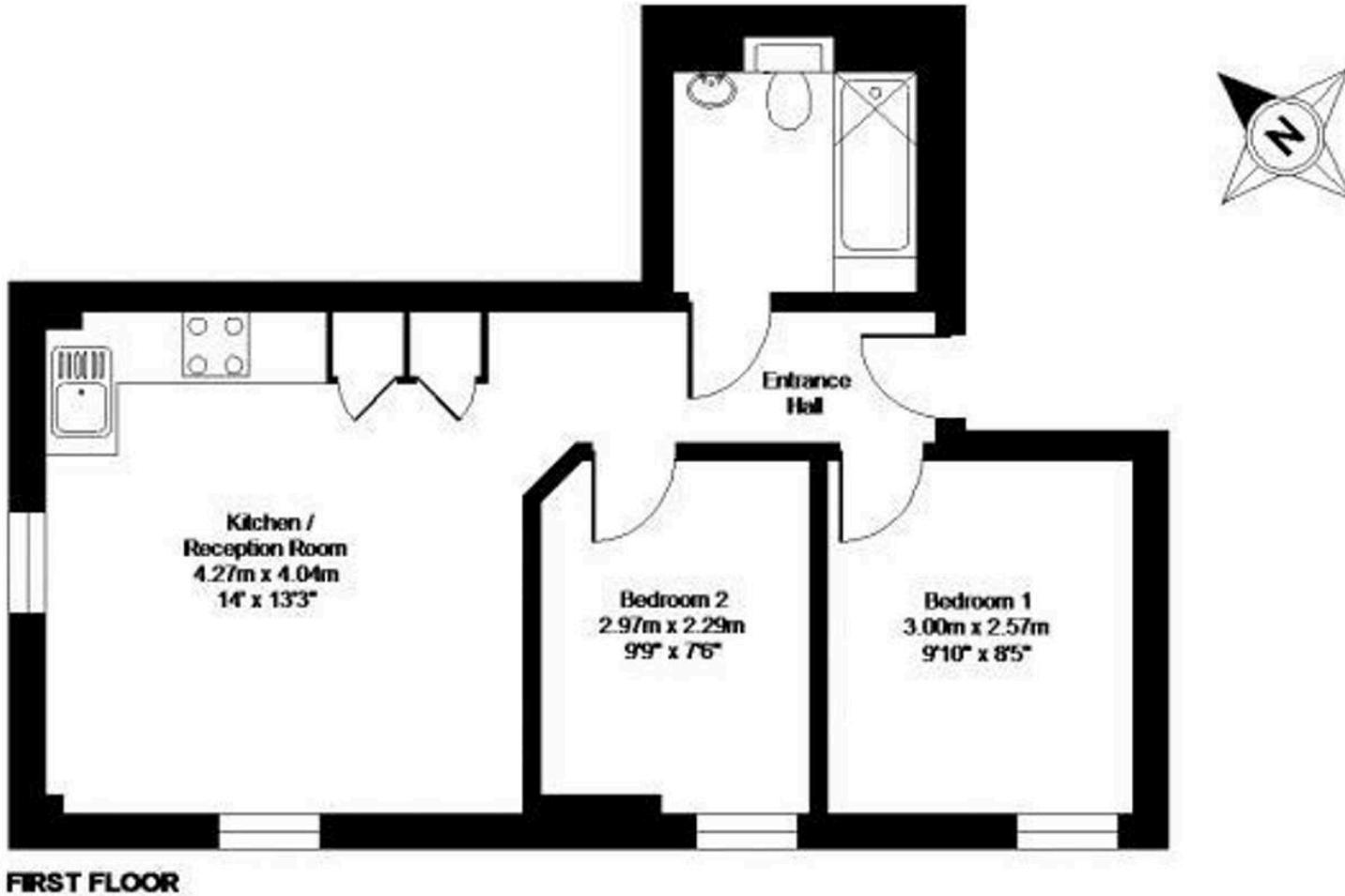
The apartment is situated within a contemporary development and features a thoughtfully designed open plan living area combining the lounge and contemporary kitchen, stylishly appointed with a range of sleek units and integrated appliances, catering to the needs of every-day life.

Both bedrooms are well-proportioned, offering comfortable accommodation for residents or guests. The modern bathroom is fitted with contemporary fixtures and fittings, including a bath with shower over, a stylish basin, and a low-level WC. Quality tiling and chrome fittings add a touch of sophistication, ensuring a comfortable and functional space for daily routines.

Further benefits of the apartment include secure entry, double glazing, efficient heating, and the added convenience of an allocated parking space. The property is offered with no onward chain, facilitating a straightforward move for the new owner.

Located just a short walk from the town centre and station, this flat is perfectly positioned for commuters and those who wish to enjoy the convenience of nearby shops, restaurants, and amenities. With its modern design, practical layout, and excellent location, this two bedroom apartment represents an outstanding opportunity for a wide range of buyers.

Early viewing is highly recommended to appreciate all that this property has to offer.



## South Street, Epsom, KT18

APPROX. GROSS INTERNAL FLOOR AREA 454 SQ FT 42.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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