



Acer House, 97-101 East Street, Epsom

Prices From **£275,000**



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Ground floor apartment in prime location with NO ONWARD CHAIN. Ideal for first-time buyers, downsizers, or investors. Modern kitchen, stylish bathroom, spacious bedroom. Close to amenities & transport links to central London. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Bedroom Ground Floor Apartment
- Large Double Bedroom
- Wonderful Epsom Location
- Close to Amenities
- Walk to Train Station
- Private Terrace
- Long Lease



In a prime location in the sought-after area of Epsom, this exceptional one-bedroom ground floor apartment offers a contemporary and convenient lifestyle to its future owners. Situated within walking distance to the train station, this property is perfect for first-time buyers, downsizers, or investors looking to secure a slice of desirable Epsom.

The apartment has a modern and well-equipped kitchen, boasting sleek cabinetry and ample storage space. The kitchen seamlessly flows into the living area, creating a welcoming and functional space for relaxation or entertaining guests.

The property features a tastefully designed modern bathroom, further enhancing the contemporary feel of the apartment. The large double bedroom provides a comfortable space to unwind after a long day, further features include a private terrace.

Benefiting from the convenience of a no onward chain situation, this apartment presents an excellent opportunity for a smooth and hassle-free purchase process. This allows for a swift transaction, ideal for those looking to move in efficiently or for investors seeking immediate rental income.

With proximity to a host of amenities, residents will enjoy easy access to shopping centres, restaurants, cafes, and other essential services. The vibrant neighbourhood surrounding the property offers a diverse range of leisure activities, ensuring there is always something to see and do within close reach.

The desirable location of this property also appeals to commuters, with the train station just a short walk away, providing quick and easy transport links to surrounding areas and central London. Whether travelling for work or leisure, residents will appreciate the convenience of a well-connected transport network at their doorstep.





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk