



Briavels Court, Downs Hill Road, Epsom

Guide Price **£325,000**



Briavels Court, Downs Hill Road

Epsom

Spacious two-bedroom first floor apartment with NO ONWARD CHAIN, modern kitchen, garage, resident parking. Near Rosebery Park, town centre, and station. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- First Floor
- Popular Development
- Spacious Reception
- Modern Kitchen
- Two Generous Bedrooms
- Garage In Block
- Resident Parking
- Short Walk To Rosebery Park
- Close To Town Centre & Station



Offered to the market with no onward chain, this well-proportioned two-bedroom first floor apartment is situated within a popular and well-maintained development, presenting an excellent opportunity for first-time buyers, downsizers and investors alike.

The property opens into a bright and spacious reception room, enhanced by attractive parquet flooring and offering a versatile space for both relaxing and entertaining. The modern kitchen is well equipped with a range of fitted units and generous worktop space.

Both bedrooms are well proportioned, offering plenty of flexibility to suit individual needs, whether used as bedrooms, a guest room or a dedicated home office. A modern family bathroom completes the accommodation.

The property also benefits from a garage situated within a nearby block, providing useful additional storage or secure parking, together with resident parking available within the development.

Ideally located just a short walk from Rosebery Park, the property is perfectly placed for enjoying the surrounding green space and recreational facilities. The vibrant town centre and mainline station are also within easy reach, providing convenient access to a wide range of shops, restaurants, cafés and excellent transport links.

Early viewing is highly recommended.

Briavels Court

<https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?keyVal=T5VJ2WGYIGW00&activeTab=summary>

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs), we are required to disclose material information that may affect a prospective purchaser's decision.

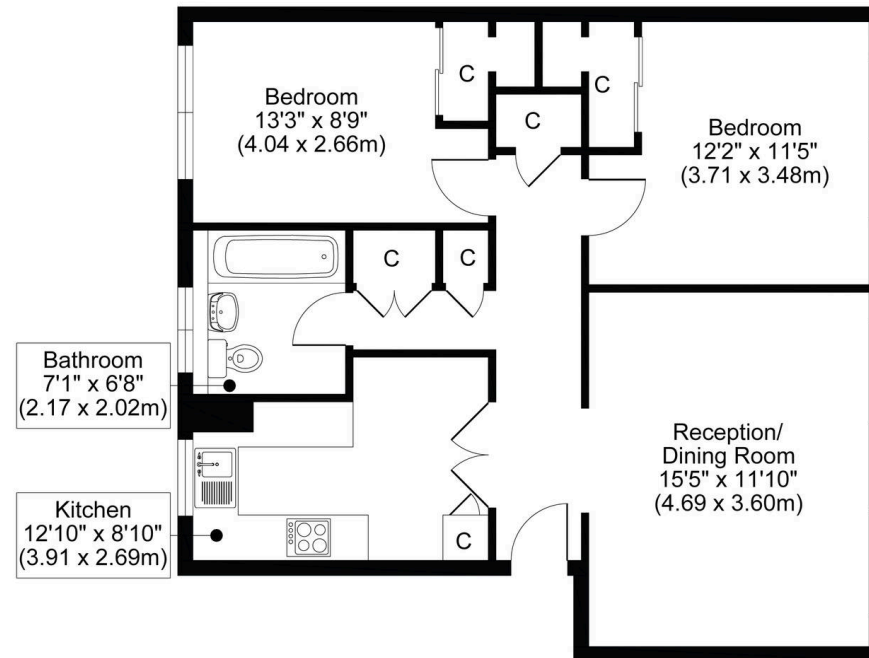
Planning permission has been granted at Briavels Court. Details of the relevant planning consents, approved plans, conditions, and any associated obligations (including Section 106 agreements, Community Infrastructure Levy liability, or other planning obligations where applicable) are available upon request.

Prospective purchasers are advised that:

- Planning permissions may be subject to conditions that require discharge or ongoing compliance.
- Future development in the surrounding area may be permitted by the local planning authority.
- Purchasers should rely on their own legal advisers to verify the planning status and any related matters prior to exchange of contracts.
- All information provided is believed to be accurate at the time of publication but may be subject to change.

This information is provided to ensure transparency and compliance with consumer protection legislation. It does not constitute legal advice or a warranty regarding planning matters

BRIAVELS COURT, DOWNS HILL ROAD, KT18
TOTAL APPROX FLOOR PLAN AREA 732 SQ.FT (68 SQ.M)



FIRST FLOOR





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