



Firle Court, Yeomanry Close, Epsom

Guide Price £250,000



Firle Court, Yeomanry Close

Epsom

Well-presented 1-bed flat in sought-after development with NO CHAIN and share of freehold. Spacious, modern, 15 mins to town centre and station. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Onward Chain
- Share of Freehold
- First Floor
- Popular Development
- Spacious Reception
- Kitchen
- Double Bedroom
- Modern Bathroom
- Resident Parking
- 15 Minute Walk To Town Centre & Station



This well-presented one-bedroom first floor flat is situated within a highly sought-after development and represents an excellent opportunity for first-time buyers, investors, or those looking for a convenient town centre location. Offered with no onward chain and the benefit of a share of the freehold, the property provides added peace of mind and long-term security.

The spacious reception room offers a comfortable setting for both relaxing and entertaining, while the adjoining kitchen is fitted with modern units and ample worktop space. The generously sized double bedroom provides plenty of space for storage, and a contemporary bathroom, finished to a high standard, completes the accommodation.

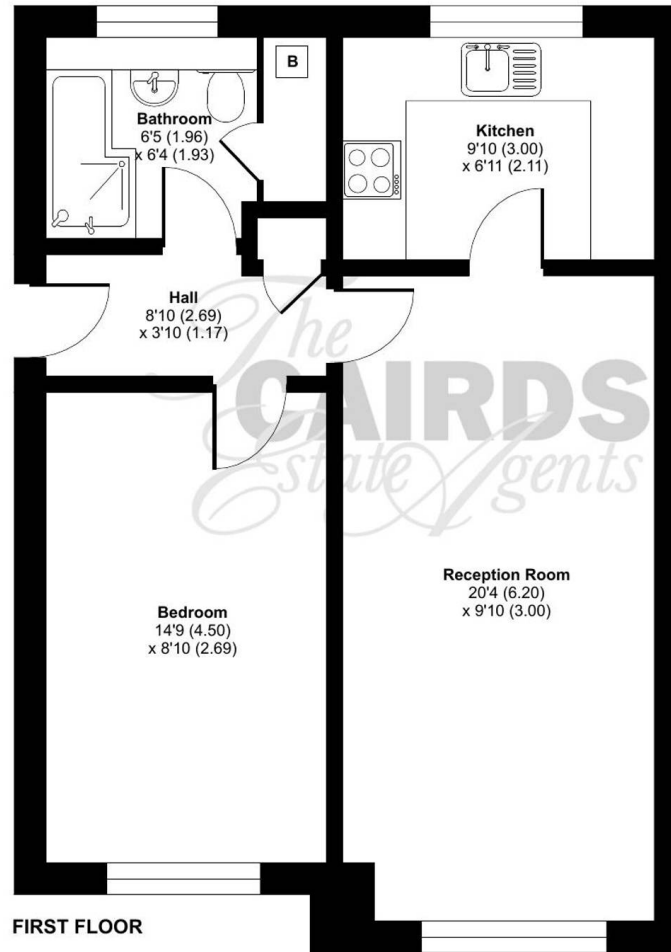
The development also benefits from resident parking, offering added convenience for those living within the development. Ideally located just a 15-minute walk from the town centre and mainline railway station, the property offers easy access to a wide selection of shops, restaurants and excellent transport links.

Offering an appealing combination of comfort, convenience and practicality, this delightful flat is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Yeomanry Close, Epsom, KT17

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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