



**FLAT 5, 100 EAST STREET**  
**EPSOM, KT17 1EB**

**£220,000**  
**LEASEHOLD**

A charming one bedroom apartment just half a mile to Epsom town centre with its many shops, restaurants, coffee shops and the mainline station with links to London and Surrey.

The property has been tastefully finished to a modern standard throughout and offers comfortable living. With the additional benefit of an allocated parking space. Perfect as a first home or investment property.

**WR**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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