



The Firs, 99 College Road
Epsom

In Excess of **£485,000**



The Firs

Epsom

Beautifully presented 2-bed ground-floor apartment in sought-after College Area with open-plan living, modern kitchen & bathrooms, private garden area, parking, and easy access to the town centre and station.

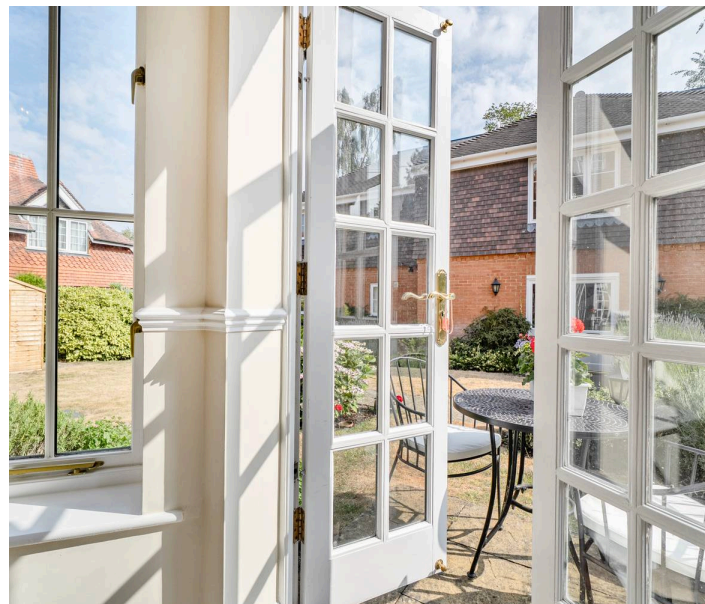
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Beautifully Presented
- Ground Floor Apartment
- Sought After College Area
- Private Garden Area
- Spacious Open Plan Living
- Contemporary Kitchen (Installed In May 2026)
- Modern Bathroom
- En-Suite To Principal Bedroom
- Off Street Parking For 2 Cars
- Close To Town Centre & Station



This beautifully presented two-bedroom ground-floor apartment is ideally situated within the highly sought-after College Area, offering a superb combination of contemporary style, generous living space, and a prime location.

At the heart of the home is a spacious open-plan living area, perfect for both everyday living and entertaining. Large windows fill the space with natural light, while French doors open directly onto a private garden area, creating a seamless connection between the indoors and outdoors. The stylish kitchen, newly installed in May 2026, has been finished to a high specification and features sleek cabinetry, integrated appliances, and generous worktop space, making it ideal for keen cooks and hosting guests alike.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom, fitted with quality fixtures and finished in neutral tones, serves the remainder of the apartment.

Outside, residents can enjoy attractive communal gardens in addition to the private garden area, which offers the perfect setting for al fresco dining, or simply relaxing. The property also benefits from allocated off-street parking for two cars, a valuable feature in this desirable location.

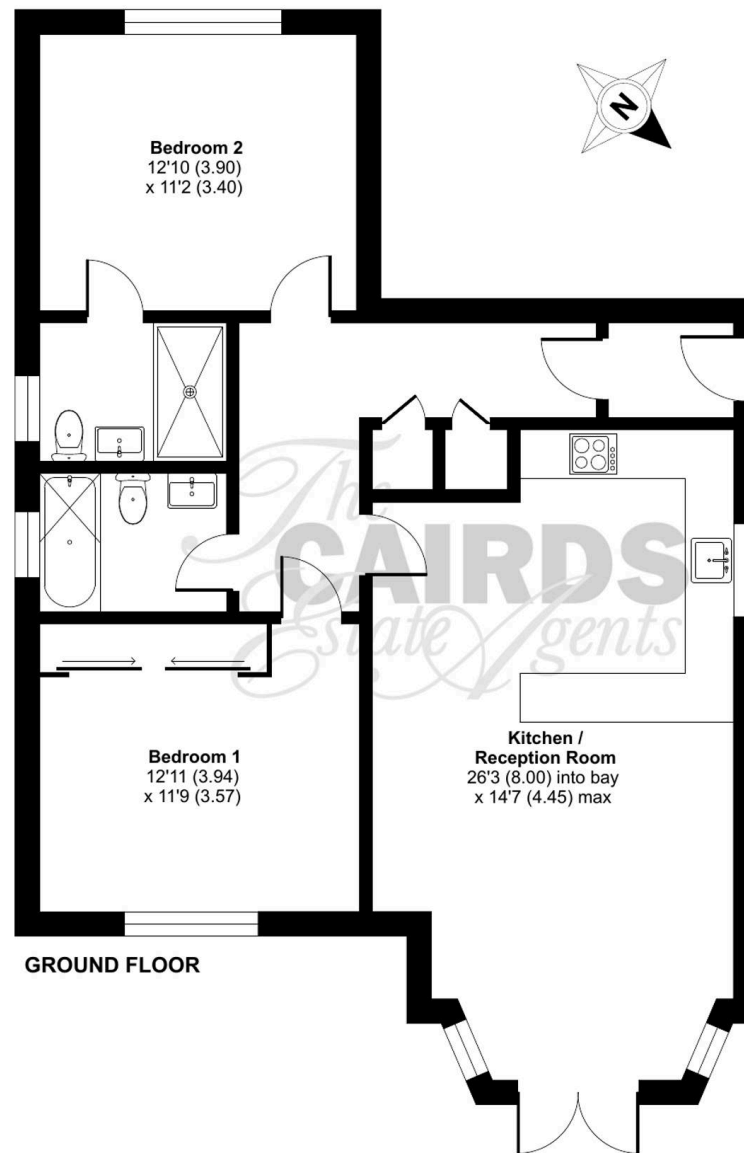
Conveniently positioned within easy reach of the town centre and mainline railway station, the apartment provides excellent access to a wide range of shops, cafés, restaurants, and transport links, making it an ideal choice for commuters.

Combining modern interiors and a highly desirable setting, this impressive apartment will appeal to professionals, downsizers, and discerning buyers alike. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

College Road, Epsom, KT17

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale







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