



Firle Court, Yeomanry Close, Epsom

Guide Price **£240,000**



Firle Court, Yeomanry Close

Epsom

Well-presented ground floor one-bedroom flat with share of freehold, NO ONWARD CHAIN, parking, modern interiors, and just a 15-minute walk to town centre and station. Call Cairds now to view!

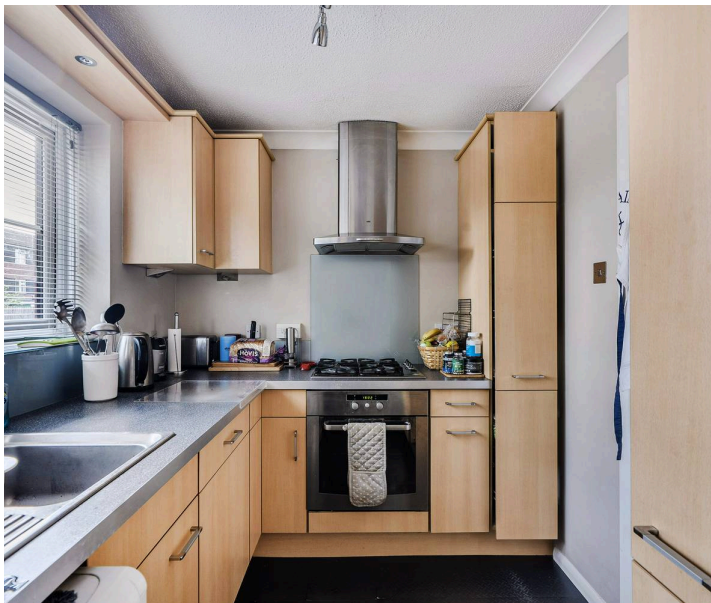
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Ground Floor
- Share of Freehold
- Spacious Reception
- Modern Kitchen
- Generous Bedroom
- Contemporary Shower Room
- Wooden Flooring
- Allocated Parking Space
- 15 Minute Walk To Town Centre & Station



This beautifully presented ground floor one-bedroom flat presents an excellent opportunity for first-time buyers, investors, or anyone seeking a well-located home close to the town centre. Offered to the market with no onward chain and benefiting from a share of freehold, the property provides both convenience and long-term peace of mind.

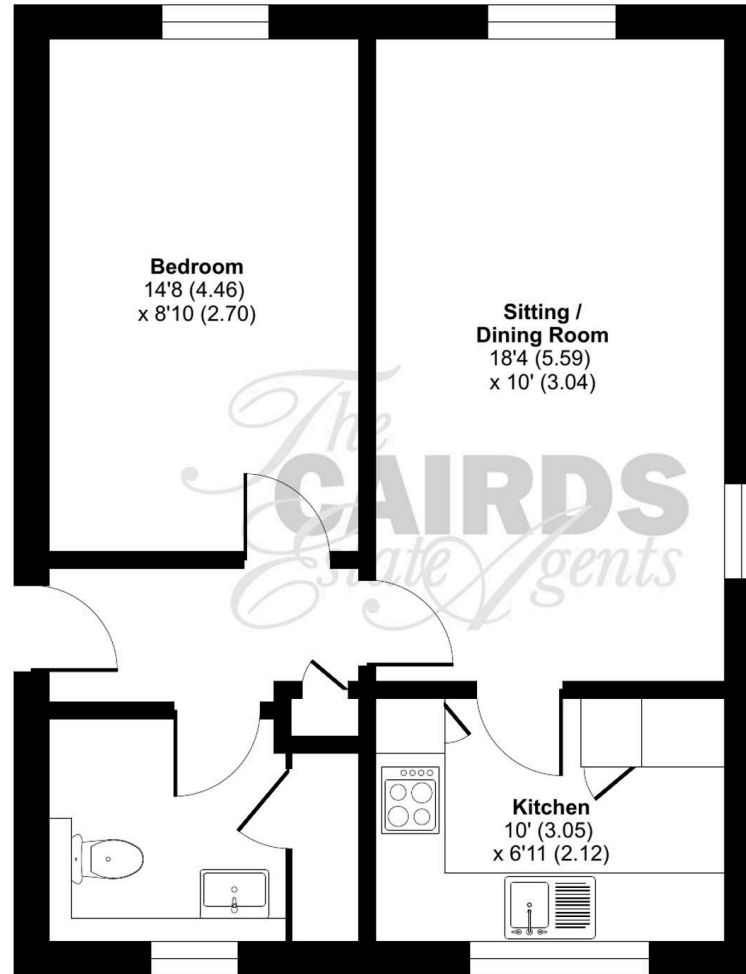
Upon entering, you are welcomed into a spacious reception room featuring attractive wooden flooring, creating a warm and modern living environment. The kitchen is well-appointed with ample storage and workspace, making it both practical and enjoyable for everyday use. The generous double bedroom offers plenty of space for furnishings and relaxation, while the stylish shower room is finished to a high standard with contemporary tiling and quality fittings. The property also benefits from an allocated parking space for one vehicle.

Ideally situated within a 15-minute walk of the town centre and mainline station, the apartment enjoys easy access to a wide variety of shops, restaurants, and excellent transport connections. Combining modern interiors with practical features and a convenient location, this property is an ideal choice for those looking for comfort, style, and accessibility. Early viewing is highly recommended.

Yeomanry Close, Epsom, KT17

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cairds The Estate Agents

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

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