



224 Ruxley Lane, Epsom

Guide Price £425,000



## 224 Ruxley Lane, Epsom

Modern two-bedroom first-floor apartment (built 2022) with share of freehold, open plan living, parking with EV charging, and excellent transport links. Close to shops and amenities. Call now to schedule viewing!  
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- First Floor Apartment
- Built in 2022
- South West Facing
- Open Plan Living
- Contemporary Kitchen
- Two Generous Bedrooms
- Allocated Parking With EV Charger
- Communal Garden
- Solar Panels
- Close To Tolworth, Chessington & Ewell West Stations/Easy Access to A3



This beautifully presented two-bedroom, first-floor apartment offers stylish and contemporary living within a highly desirable development completed in 2022. The property benefits from a share of freehold and has been finished to a high standard throughout. The bright and spacious reception room creates an inviting open-plan space, ideal for both relaxing and entertaining, and seamlessly incorporates a modern kitchen. Thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space, the kitchen is perfectly suited for everyday cooking.

Both bedrooms are generously proportioned, with the principal bedroom enjoying the added benefit of a private balcony. The elegant bathroom features a walk-in shower as well as a separate bath, complemented by modern fittings and a high-quality finish.

Energy efficiency is another key advantage, with solar panels helping to reduce running costs. The apartment also benefits from communal gardens and allocated parking, complete with an EV charging point for added convenience.

Ideally positioned within walking distance of Horton country park and close to a range of local shops and amenities, the property also enjoys excellent transport links and easy access to the A3, making it particularly attractive for commuters.

Combining contemporary design with practical features, this superb apartment represents an excellent opportunity for buyers seeking comfort, convenience, and modern living.

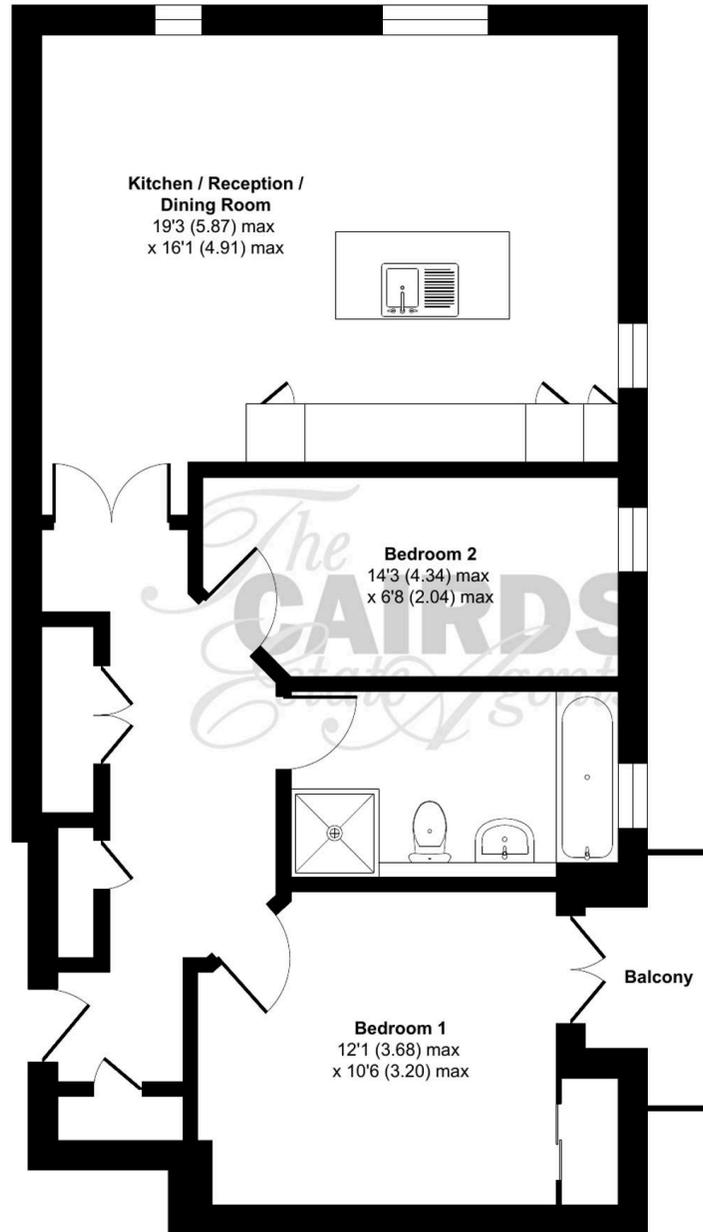
Contact Cairds today to arrange your viewing.



# Ruxley Lane, Epsom, KT19

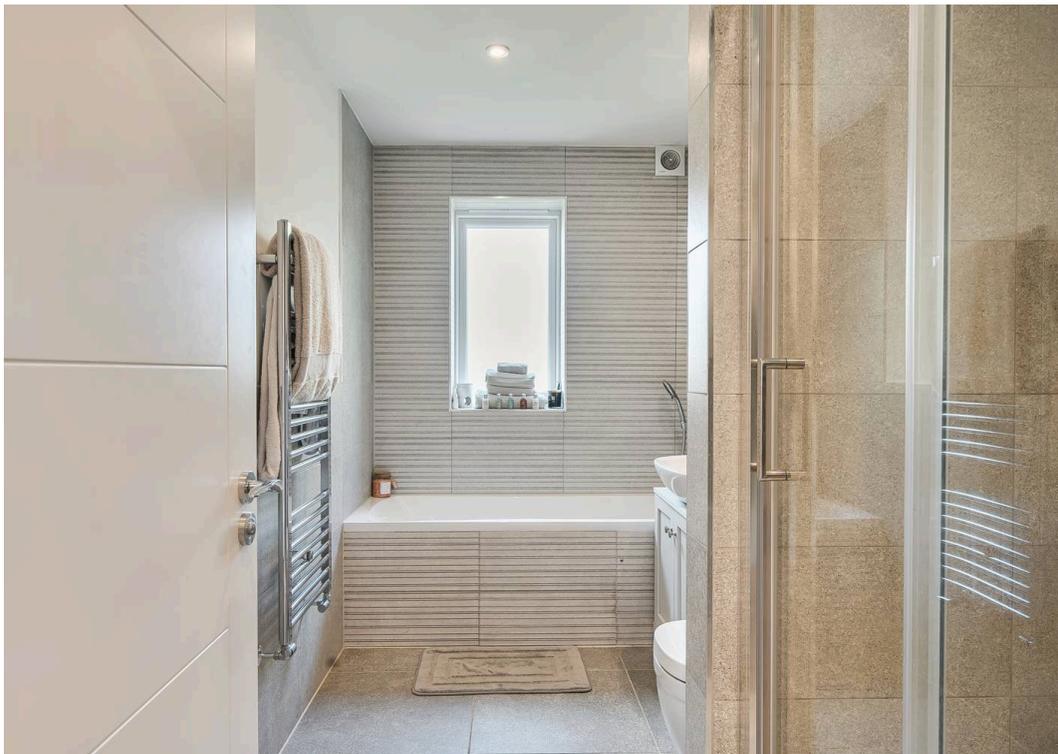
Approximate Area = 731 sq ft / 67.9 sq

For identification only - Not to scale



FIRST FLOOR







## Cairds The Estate Agents

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