



THEATRE COURT 45A SOUTH STREET

EPSOM, KT18 7PN

£300,000
LEASEHOLD

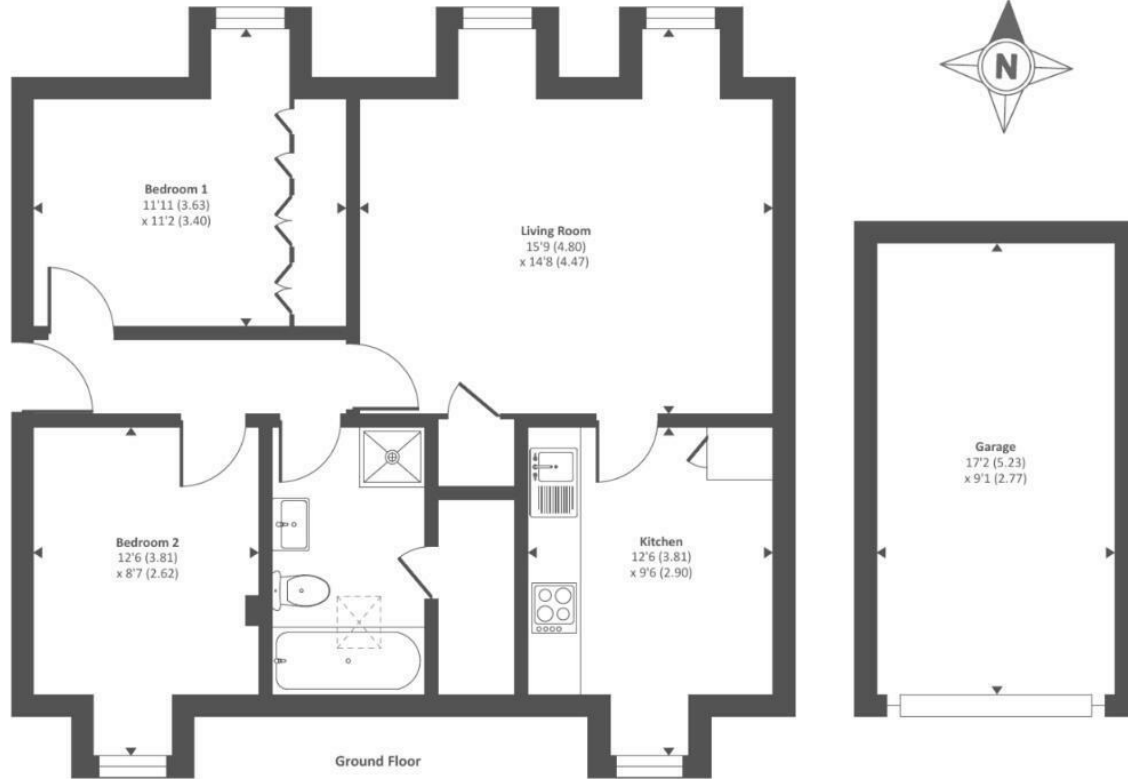
Situated in the heart of Epsom, this modern top floor apartment offers 831 sq ft of stylish and well maintained accommodation including a private garage. Featuring two generous double bedrooms, a bright reception room, and contemporary bathroom, the property is ideal for professionals, couples, or investors. Perfectly located within easy reach of Epsom Hospital, Ashley Centre and Epsom railway station, offering excellent transport links and local amenities right on your doorstep.

photos are from before the last tenancy so are not a true likeness. Current furniture is different and wallpaper has been added to the property

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Approximate Area = 676 sq ft / 62 sq m
 Garage = 155 sq ft / 14 sq m
 Total = 831 sq ft / 76 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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