



Meadow Court, Rosebank, Epsom

Guide Price **£375,000**



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Epsom

Spacious top floor two-bed flat near Epsom high street and station. Features fitted kitchen, large bathroom, parking, communal gardens, secure entry, and no onward chain. Excellent location. Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Top Floor Apartment
- Two Double Bedrooms
- Large Family Bathroom
- Fully Fitted Separate Kitchen
- 5 Minute Walk to High Street and Train Station
- Available Parking
- No Chain
- Great Location for School Catchments
- Communal Gardens



Presenting a superb opportunity to acquire a spacious and well-appointed two-bedroom top floor apartment, ideally situated just a five-minute walk from the bustling Epsom high street and mainline train station.

This impressive flat offers two generously sized double bedrooms, both thoughtfully designed to provide ample space and storage. The large family bathroom is finished to a good standard, featuring modern fixtures and fittings, and is well suited to both busy mornings and leisurely evenings. The property boasts a fully fitted separate kitchen, complete with a comprehensive range of integrated appliances and plentiful worktop space, making it perfect for those who enjoy cooking and entertaining.

The bright and inviting living area is ideal for unwinding at the end of the day or hosting guests, with a well-considered layout that maximises both comfort and functionality. With available parking for residents, convenience is assured for commuters and those with vehicles. This apartment is offered with no onward chain, providing a straightforward and efficient purchase process.

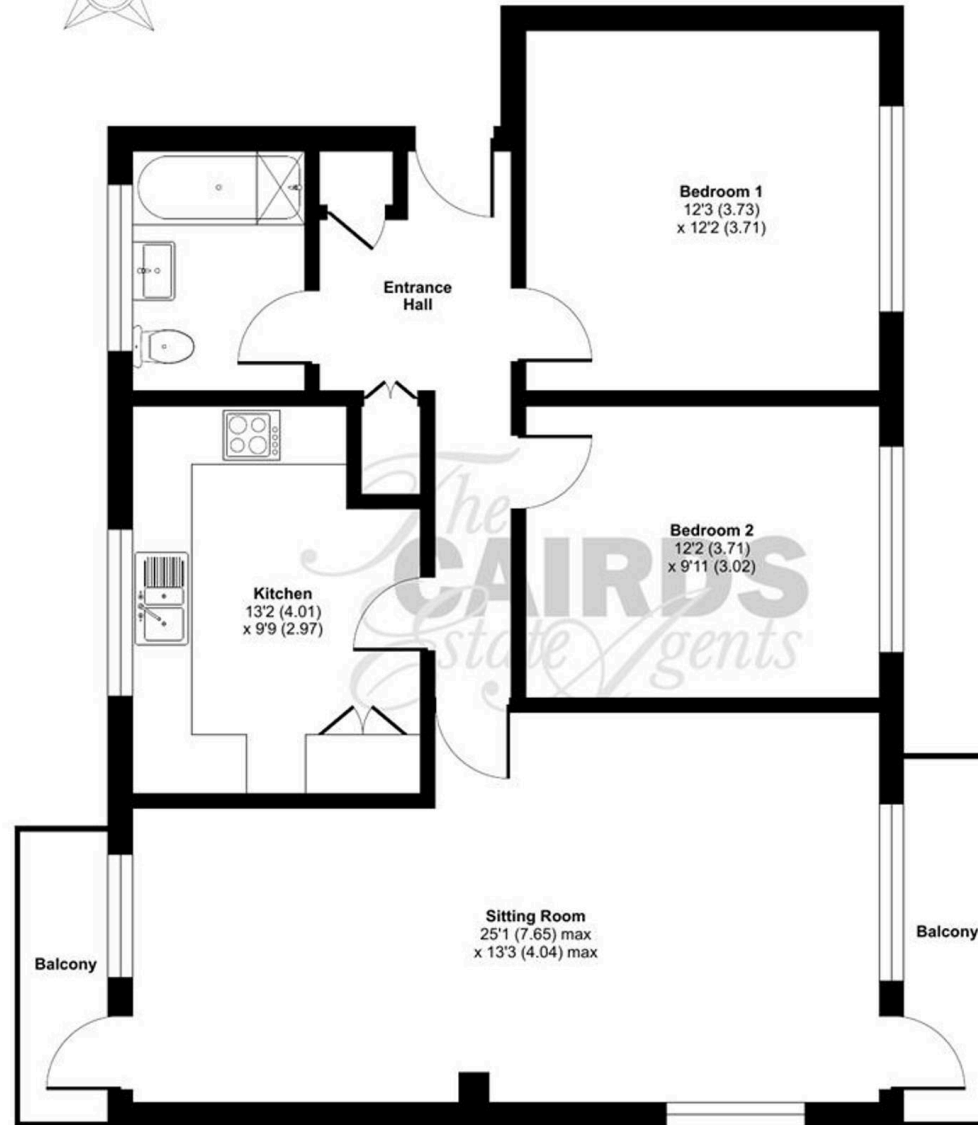
The location is particularly desirable for families and professionals alike, as it falls within sought-after school catchment areas and is close to a wide variety of local amenities, including shops, cafes, and essential services. Residents also benefit from access to well-maintained communal gardens, providing a pleasant and peaceful environment.

The property is presented in excellent decorative order throughout, with neutral tones and quality finishes that create a welcoming and contemporary atmosphere. Additional features include secure entry, efficient heating, and double glazing, ensuring comfort and peace of mind year-round. Whether you are a first-time buyer, an investor, or seeking a conveniently located home close to transport links and reputable schools, this apartment represents an outstanding opportunity. Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

Meadow Court, Rosebank, Epsom, KT18

Approximate Area = 868 sq ft / 80.6 sq

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cairds. REF: 949100





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