



**Briavels Court, Downs Hill Road, Epsom**

Guide Price **£350,000**





## Briavels Court, Downs Hill Road

Epsom

Well-presented two double bedroom first-floor apartment with spacious reception, kitchen/brk, and modern bathroom. Garage in block, plus resident parking. Ten minute walk to town centre and station. Not to be missed - early viewing recommended!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- First Floor Apartment
- Sought After Development
- Well Appointed Kitchen/Breakfast
- Bright & Spacious Reception
- Two Double Bedrooms
- Modern Bathroom
- Gas Central Heating
- Garage In Block
- 10 Minute Walk To Town Centre & Station



This well-presented two-bedroom first-floor apartment is located within a highly sought-after development, offering a superb combination of modern living and everyday convenience.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious reception room, ideal for both relaxing and entertaining. The well-appointed kitchen/breakfast room provides generous storage and ample worktop space, making it perfect for everyday cooking. Both bedrooms are comfortable double rooms, with the principal bedroom benefiting from built-in wardrobes. The modern bathroom is finished to a high standard, featuring quality fixtures and fittings. Further benefits include gas central heating, double glazing throughout, and excellent storage options.

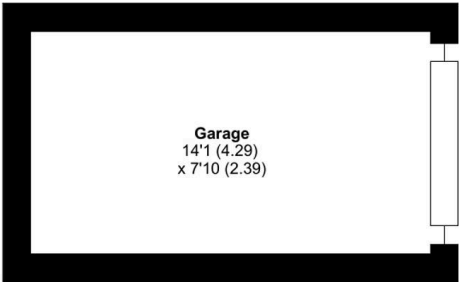
The property also enjoys the added advantage of a garage located in a separate block, offering secure parking or additional storage. Resident and visitor parking is also provided within the development, offering convenient and accessible parking for all.

Set within well-maintained communal grounds, the development is ideally positioned just a ten-minute walk from the town centre and mainline station, providing excellent transport links along with easy access to a wide range of shops, cafés, and local amenities.

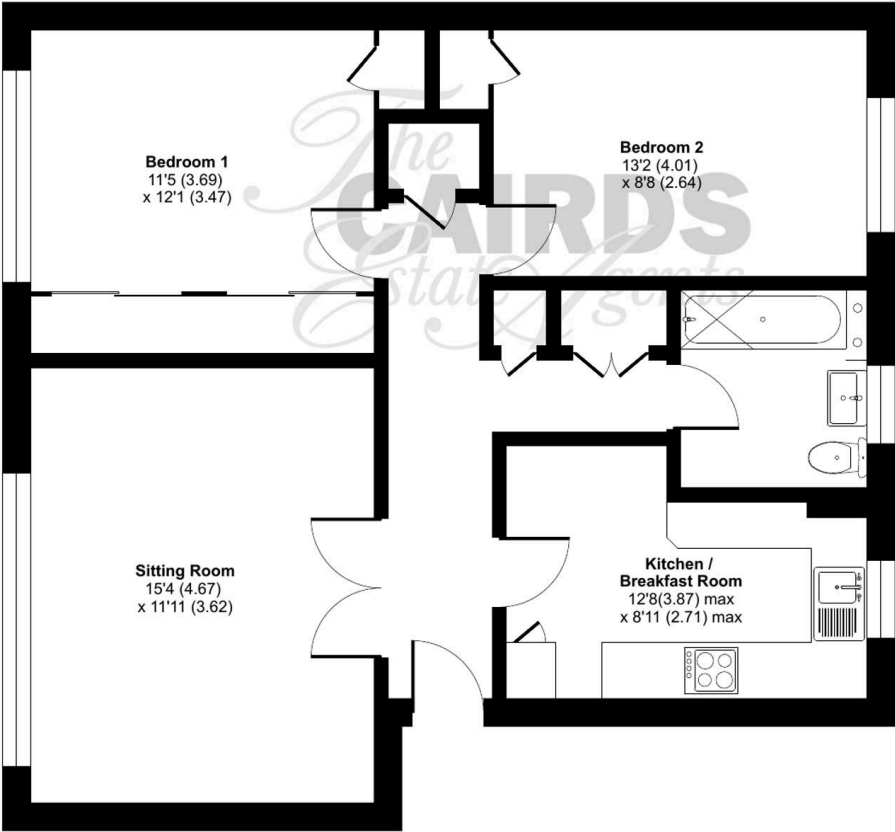
This apartment represents an excellent opportunity for professionals or first-time buyers looking for a stylish home in a desirable and well-connected location. Early viewing is highly recommended.

Briavels Court, Downs Hill Road, Epsom, KT18

Approximate Area = 737 sq ft / 68.4 sq m  
Garage = 110 sq ft / 10.2 sq m  
Total = 847 sq ft / 78.6 sq m  
For identification only - Not to scale



GARAGE



FIRST FLOOR









## Cairds The Estate Agents

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

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)