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Garland House Ashley Road, Epsom



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Epsom

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

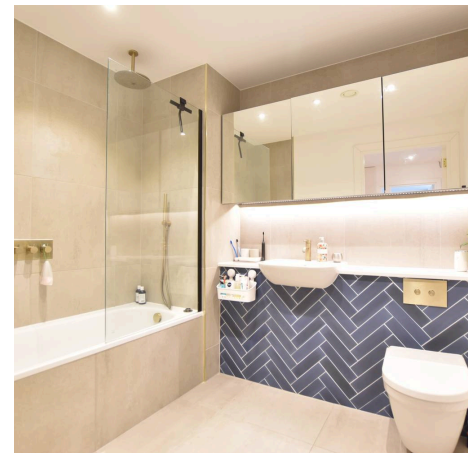
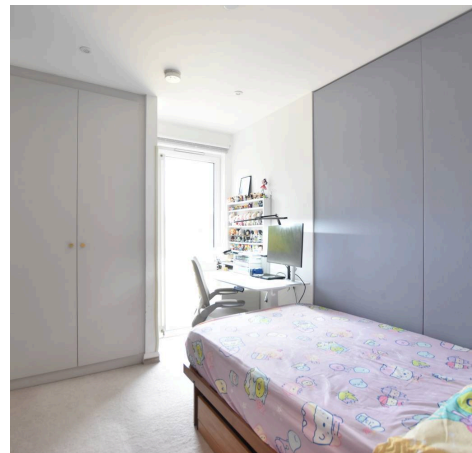
EPC Environmental Impact Rating: B

- Second Floor Flat
- Two Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Private Balcony
- Video Entry System & Lift
- Underground Parking Bay





This impressive two-bedroom second floor flat with private balcony and underground parking offers a superb blend of contemporary design and practical living in a well-maintained modern development within the stunning grounds of Diston Mansion, off Chalk Lane, Epsom. The property is accessed via a secure video entry system and benefits from lift access, ensuring both convenience and peace of mind for residents and guests. Upon entering, you are welcomed into a spacious hallway that leads to a bright and airy open plan kitchen, dining, and lounge area. The kitchen is thoughtfully designed with sleek integrated appliances, ample worktop space, and stylish cabinetry, making it ideal for both every-day living and entertaining. The lounge area is generously proportioned, and enjoys direct access to a private balcony. Both bedrooms are well-sized, with the principal bedroom offering plenty of space for a double bed and additional furniture, while the second bedroom is equally versatile and can easily function as a guest room, home office, or nursery. The flat also features a modern family bathroom, finished to a high standard with contemporary fittings and fixtures. Additional highlights include double glazing throughout and excellent storage solutions (including fitted wardrobes and a utility cupboard). For added convenience, the property comes with its own allocated underground parking bay, providing secure and hassle-free parking. The development itself is maintained to an exceptional standard, with communal areas regularly cleaned and cared for, creating a welcoming environment for all residents. With excellent transport links and local amenities nearby. The combination of stylish interiors, practical features, and secure parking makes this an outstanding opportunity to acquire a modern flat in a desirable location.



Garland House

Total Area: 747 SQ FT • 69.43 SQ M

