

The PERSONAL Agent

College Road, Epsom

Guide Price £270,000

College Road

Epsom

- First floor flat
- Close to station and shops
- Two genuine double bedrooms
- Private garage
- 15ft lounge/dining room
- Catchment of great schools
- No onward chain
- Allocated parking

Set within the highly desirable College Area of Epsom, this well-presented first-floor apartment offers convenient and well-connected living. Just 0.6 miles from Epsom railway station and even closer to the High Street, shops, cafés, restaurants and everyday amenities are all within easy reach.

The property offers two genuine double bedrooms and a generous 15ft living/dining room, providing excellent space to relax and entertain. The practical kitchen and white bathroom suite complement the accommodation, while double glazing throughout enhances comfort and creates a bright, welcoming home that is ready to move into.











Description

One of the property's standout features is its generous parking provision. Alongside an allocated space and communal visitors' parking, the apartment benefits from its own garage within a separate block, accessed via an up-and-over door, with ample parking surrounding it.

For commuters, Epsom station is close by, offering regular services to Waterloo, Victoria and London Bridge in approximately 35 minutes. The nearby town centre also means shops, cafés, restaurants and amenities are easily accessible on foot.

Offered with no onward chain and a lease of approximately 100 years, this attractive first-floor apartment presents an appealing opportunity for first-time buyers, investors or those looking to downsize without compromising on space or location.

Set within an attractive period-style block, it combines convenience, connectivity and the valuable benefit of private garaging.



The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike. Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to enjoy a high quality Surrey lifestyle.
Council Tax band: C

Tenure: Leasehold

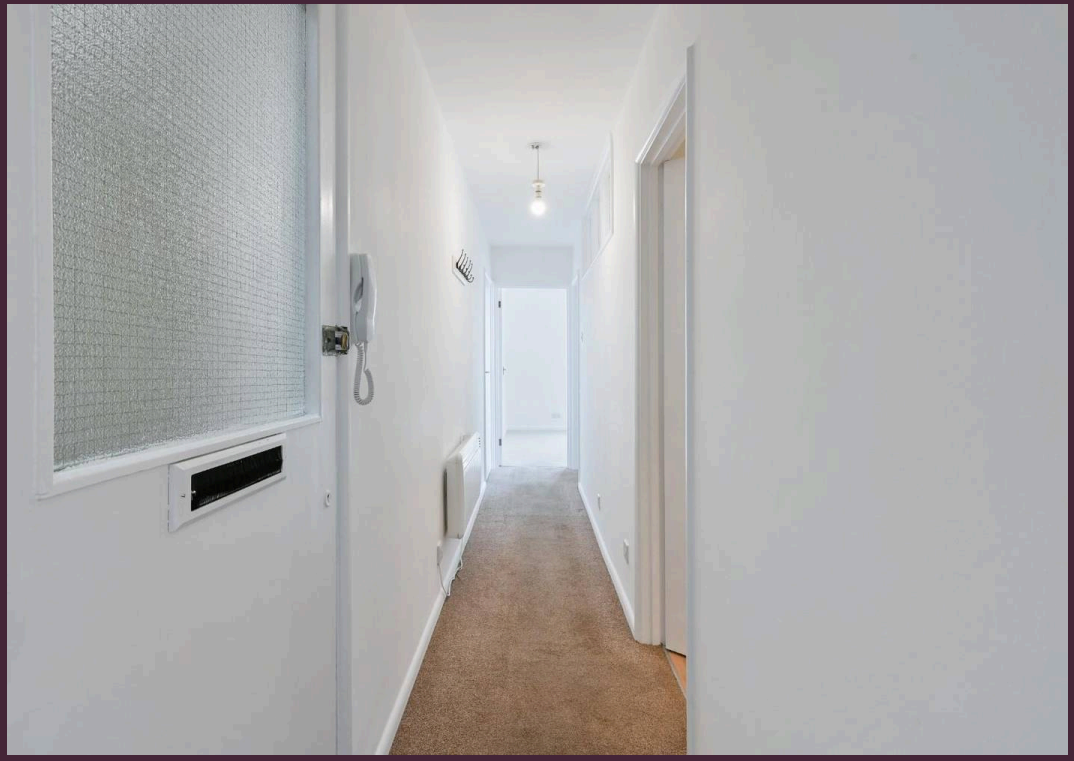
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





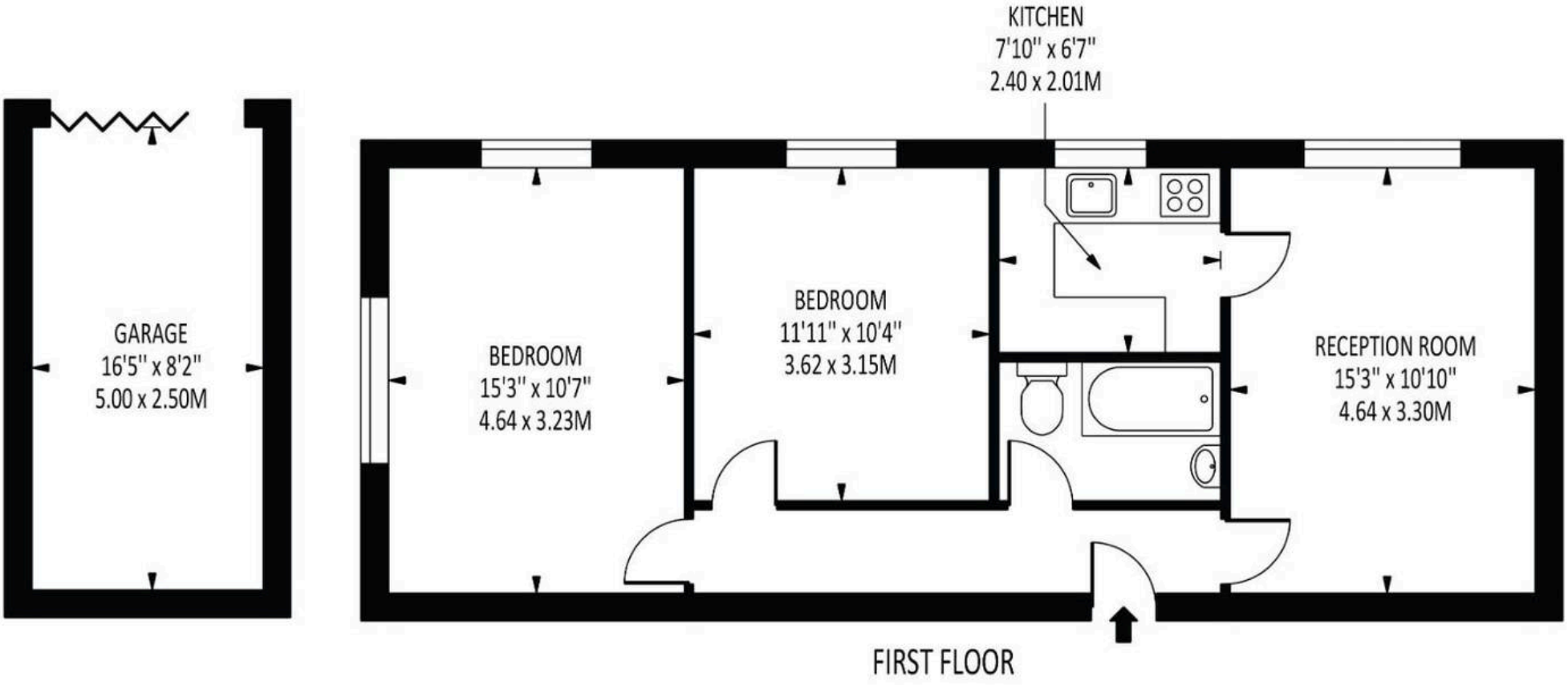




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Total Area: 749 SQ FT • 69.54 SQ M
(Including Garage)
Garage Area : 135 SQ FT • 12.50 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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