



Theatre Court, 45A South Street, Epsom

£325,000



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Epsom

NO ONWARD CHAIN – Stylish two-bedroom apartment in central Epsom with spacious reception, modern kitchen & private garage. Close to shops, park, and station. Ideal for commuters.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Prime Central Epsom Location
- Low Maintenance Charge/No Ground Rent
- Second Floor
- Garage
- Spacious Reception
- Two Generous Bedrooms
- Contemporary Kitchen
- Modern Bathroom
- Minutes Walk To Shops & Station



Located in the heart of central Epsom, this stylish two-bedroom apartment offers an excellent opportunity for buyers seeking a conveniently positioned home, offered to the market with no onward chain, a low annual service charge and no ground rent.

Situated on the second floor of a well-maintained building, the property boasts a spacious reception room, providing an ideal setting for both relaxing and entertaining. The contemporary kitchen is well equipped with modern appliances, ample storage and a useful breakfast bar, creating a practical space for everyday living.

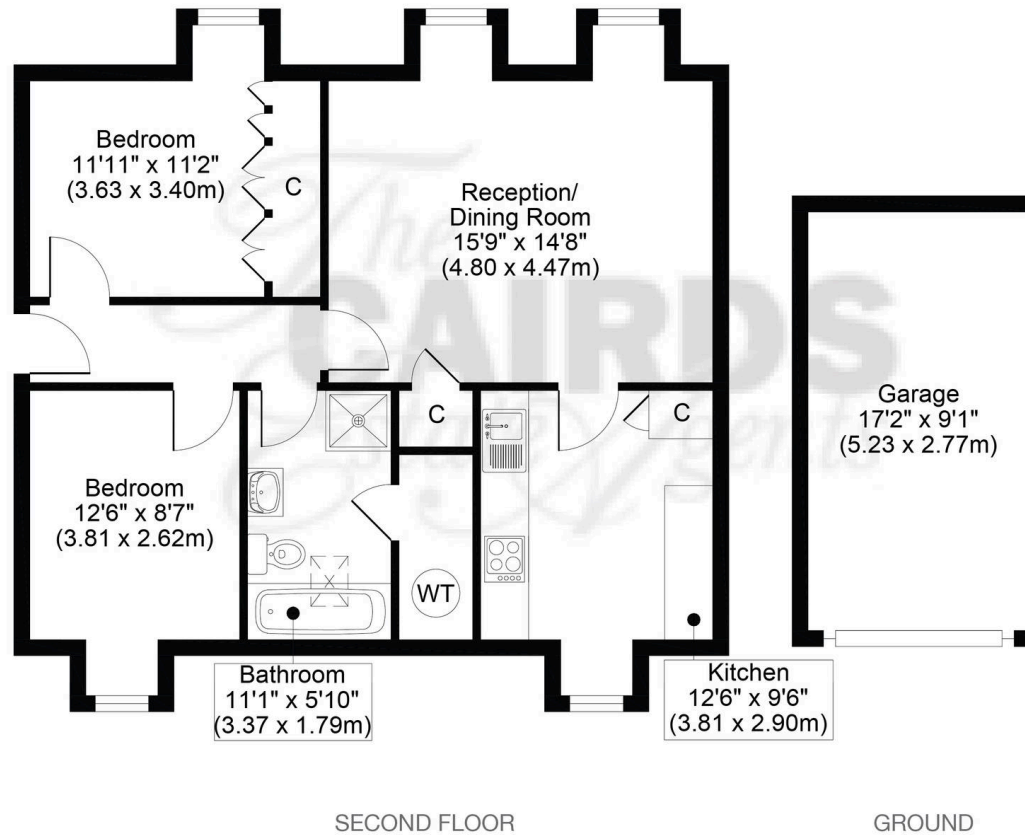
Both bedrooms are generously proportioned, with the principal bedroom benefiting from built-in wardrobes. The modern bathroom is thoughtfully designed with both a bath and separate shower cubicle, offering flexibility to suit all needs.

A further benefit is the private garage, providing secure off-street parking as well as useful additional storage.

The property enjoys an enviable location, just a short walk from Rosebery Park, Epsom's wide range of shops, cafés and restaurants, as well as Epsom railway station. With excellent local amenities and transport links close at hand, this home is ideally suited to both commuters and those looking to enjoy everything central Epsom has to offer.

Early viewing is highly recommended to fully appreciate the accommodation, location and convenience this impressive apartment has to offer.

THEATRE CRT, SOUTH STREET, EPSOM, KT18
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 829 SQ.FT (77 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 678 SQ.FT (63 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





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