



East Street, Epsom

The **PERSONAL** Agent

# Price £375,000

- Contemporary & stylish
- Two double bedrooms
- High specification finish
- Private balcony
- Walk to town centre & station
- Ideal investment or FTB
- 7 year new build warranty remaining



Set within a highly desirable modern development that was professionally converted a little over two years ago, this well proportioned first floor apartment enjoys an open plan lounge/kitchen/diner with patio doors to private balcony.

Perfect as an investment or a first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

This modern apartment offers two spacious double bedrooms, open plan living space, main bathroom, en-suite and a private balcony. A further noteworthy feature is the possibility to buy a gated allocated parking bay to the rear.

The property benefits from an abundance of built-in storage and a great aspect in this highly convenient position making

immediate viewing a priority to avoid disappointment.

Keys with agent. Call to view.

The apartment has a video security entry phone system and benefits further from a secure communal entrance, communal lift and disabled access.

The property comprises a spacious open plan living area with door to the private balcony/terrace, open plan fitted kitchen with integrated appliances, impressive double bedrooms with built-in wardrobes.

Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Epsom is a picturesque market town in the heart of Surrey

offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

