



Theatre Court, Epsom

Guide Price £315,000

Leasehold

- Town centre location
- Private garage en bloc below
- Top floor apartment
- Two double bedrooms
- Spacious kitchen/breakfast room
- Large living/dining room
- Built in storage cupboards & wardrobes
- Modern shower room
- Close to Station & High Street
- Perfect First Time Buy!



*** VENDOR SUITED *** This superb town centre apartment is presented in very good condition, with stylish design touches which really add to the great feel that you get as soon as you step into the apartment, coupled with the fact that the property is completely turn key and requires minimal work this property is a must see, there are also open green spaces to enjoy locally, most notably Rosebery Park and Mounthill Gardens which are both just moments away.

Theatre Court is a modern block and this particular apartment enjoys secluded access to the rear of the property with easy access to its garage. The property is offered to the market in very good order and would make an ideal pied a terre or first time buy. Just 0.3 miles from Epsom Station or a 5 minute walk, the property really is a must see!

In our opinion it warrants immediate inspection to fully

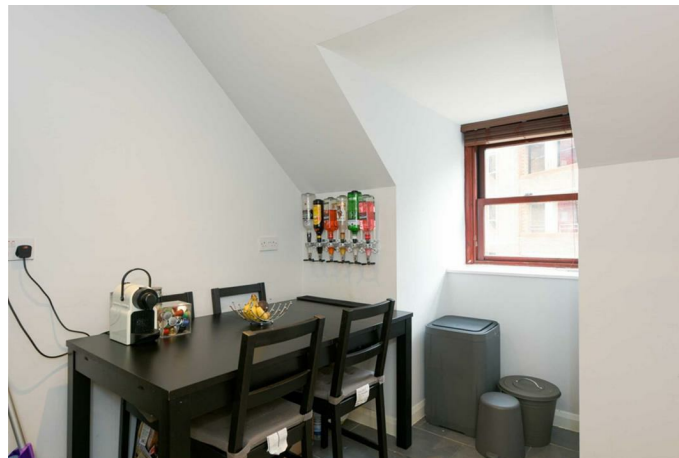
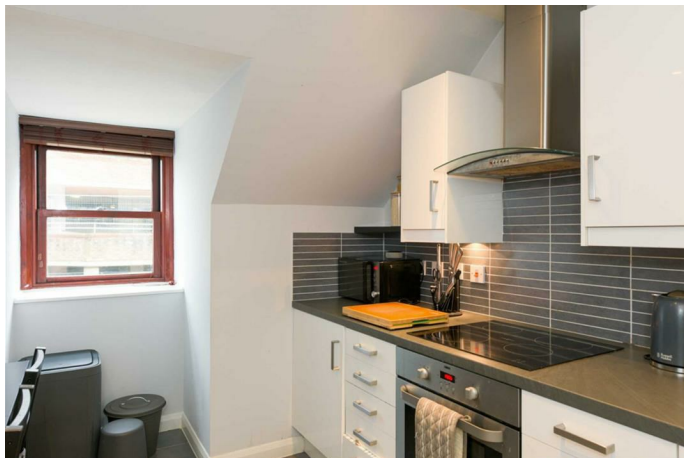
appreciate the bright and immaculate accommodation on offer. Sole agent.

Description: If you are looking for a low maintenance apartment with garage, that is ready to move straight into then look no further! Perfect for a professional couple who are looking for a central location and the easy ability to commute, this bright apartment is the ideal base. Realistically priced and presented in excellent order, we would highly recommend arranging a viewing!

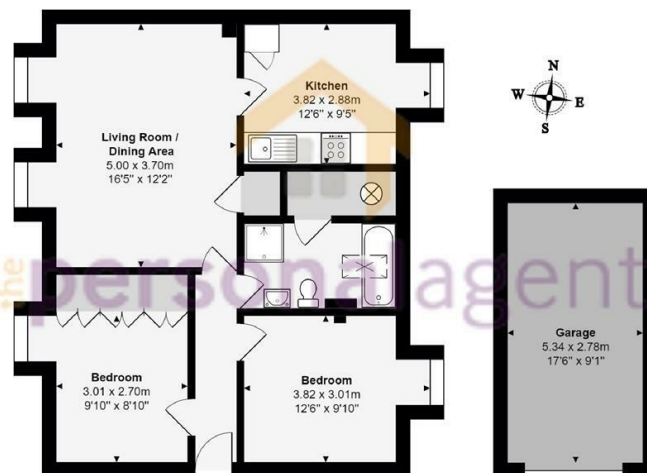
The apartment is set on the top floor of this modern block and is accessed by a secure communal entrance that is only shared by one other apartment. The property benefits from a spacious open plan living/dining room, spacious kitchen/breakfast room with integrated appliances, two double bedrooms and the modern shower room.

Further noteworthy points to mention is the garage en-bloc that is located directly below the property which has electricity, loft storage area, built in wardrobes, further storage cupboards and the security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Location: Theatre Court is located on South Street between Epsom Town Centre and Rosebery Park. Epsom Station is approximately 0.3 Miles away and offers excellent links into London. Being on this side of town it is also easy to access the M25. Epsom High Street offers a wide range of shops, restaurants and amenities, and both Sainsburys and The Rainbow Leisure Centre are just moments away from the apartment.







First Floor Flat

Theatre Court, South Street, Epsom

Total Area: 65.8 m² ... 708 ft² (excluding garage)

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

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