



East Street, Epsom



# Guide Price £460,000

## Leasehold

- 988 Sq Ft of space
- Three double bedrooms
- Second floor luxury apartment
- Stunning living/dining area
- Open plan contemporary kitchen
- Private South/East facing balcony
- Allocated gated parking space
- Lift and stair access
- En-suite shower room & main bathroom
- Abundance of fitted cupboards + utility cupboard



Set within a highly desirable modern development that was professionally converted a little over three years ago, this well proportioned second floor apartment enjoys accommodation approaching 1000 Sq. Ft and a stunning open plan lounge/kitchen/diner with patio doors to private South/Easterly facing balcony.

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

The property benefits from an abundance of built-in storage with wardrobes in every bedroom, a large cloaks cupboard in the hallway as well as a walk-in utility cupboard to provide ultimate practicality. The great aspect of this apartment alongside the flexibility of the space makes immediate viewing a priority.

With the railway station and High Street just 0.5 of a mile away it is hard to imagine a better positioned property.

The apartment has a video security entry phone system and benefits further from a secure communal entrance with disabled access and a lift service. The property comprises a spacious open plan living area with access to the private South/Easterly balcony, open plan fitted kitchen with integrated appliances, impressive master with en-suite, second & third double bedrooms and the modern bathroom suite.

Further noteworthy points to mention include a large cupboard within the entrance hall, fitted wardrobes in every bedroom and a walk-in utility cupboard too. There is also an allocated parking bay to the rear of the building which benefits from remote operated electric gates for secure parking.

Epsom High Street has a variety of shops, the Ashley Centre - a

covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

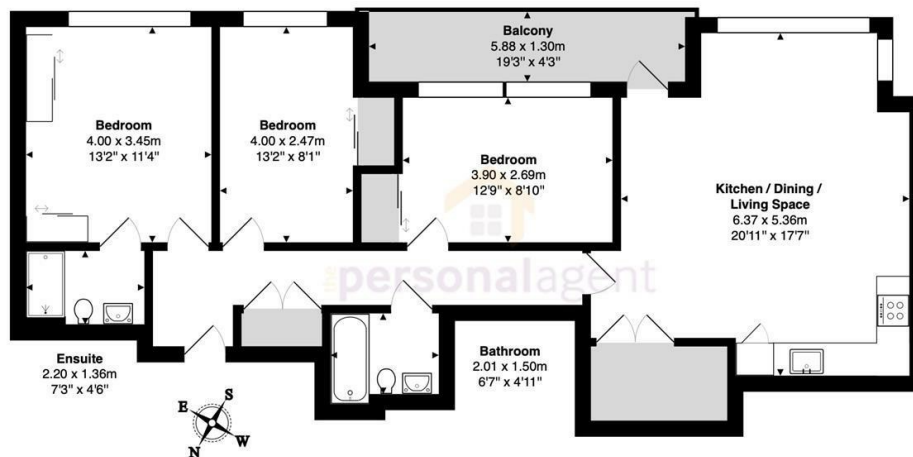
Leasehold











**Second Floor**  
 Rosebery House, East Street, Epsom  
 Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup> (excluding balcony)  
 FOR ILLUSTRATIVE PURPOSES ONLY.

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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>	69	69
(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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