



East Street,



£335,000

Leasehold

- Immaculately presented
- High specification throughout
- Two double bedroom
- Ground floor apartment
- Stunning open plan living space
- Contemporary kitchen
- Luxurious four piece bathroom
- Underfloor heating throughout
- Electrically operated blinds
- Allocated parking bay & communal garden
- Converted into a 2 bedroom.



Contemporary, stylish and with one of the highest specification finishes that we've seen on an apartment, this stunning ground floor property is beautifully finished and really has to be viewed first hand in order to fully appreciate the attention to detail and stand out features.

Benefitting from a private position at the rear of the block, as soon as you step through the front door the attention to detail is immediately evident, with low level lighting, contemporary colour schemes and meticulous planning by our client to ensure that practicality is seamlessly blended with a 'wow' factor throughout the entire property.

There are so many stand out features with this fine home it is difficult to list them all, be it the underfloor heating, hard wired media and communication ports, electrically operated blinds or just the amazing finish and contemporary feel the property enjoys, it is our view that viewers will certainly not be disappointed.

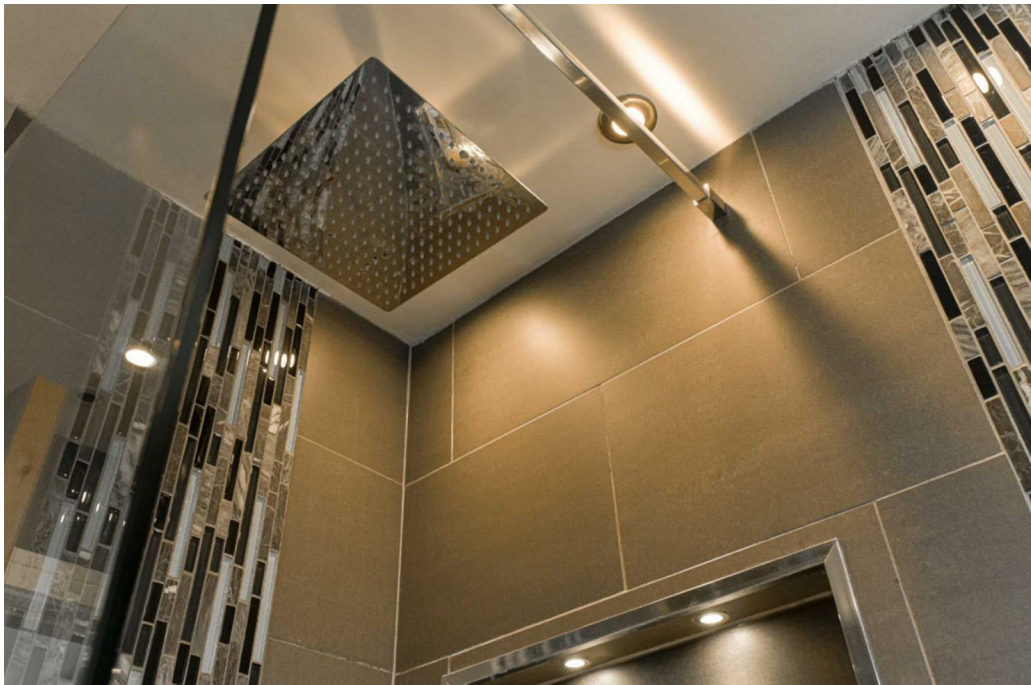
The property is perfect for commuters or those wishing to downsize but not downgrade and being located in a great position just a short walk of Epsom town centre, High Street and the railway station we are recommending immediate inspection to avoid disappointment.

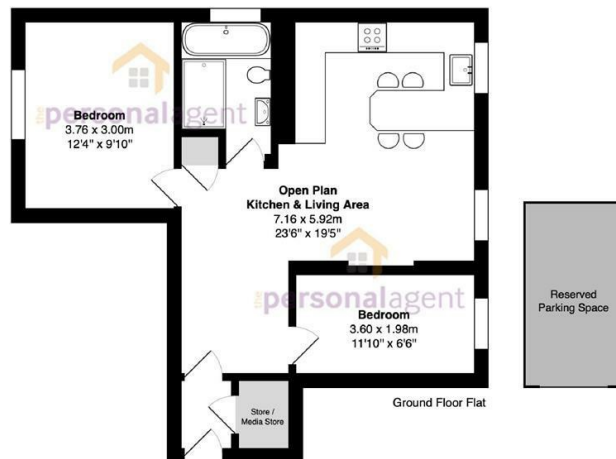
The accommodation benefits from a very good degree of natural light and comprises of a spacious open plan living space which is the perfect room for entertaining given the contemporary open-plan kitchen, the two double bedrooms are generously proportioned and a contemporary bathroom completes this particularly well balanced home. Further key points to mention include the allocated parking space and communal garden.

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 international airports.







East Street, Epsom

Total Area: 57.2 m² ... 616 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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