

Upper High Street, Epsom

The PERSONAL Agent

Offers In Excess Of £225,000

Leasehold

- Town centre Victorian conversion apartment
- Centrally Located for ultimate practicality
- Modern turnkey presentation/ Stylish 2018 refurbishment
- Perfect first home or investment
- Spacious lounge & open plan kitchen
- Double bedroom with modern en suite
- Offered with no onward chain
- Suspended acoustic ceiling to help reduce noise transfer
- Solar panel power set up for improved energy efficiency
- Moments from shops, restaurants & station



Positioned in the very heart of Epsom town centre and just moments from the station, this beautifully presented first floor Victorian conversion apartment offers the perfect blend of character, convenience and contemporary living.

Professionally converted and comprehensively refurbished in 2018, the property continues to offer a modern, almost turnkey feel throughout, making it an ideal first time purchase, low maintenance pied à terre or ready made investment opportunity.

The apartment has been thoughtfully designed to maximise both space and practicality, with a bright and spacious open plan living/kitchen area creating the perfect environment for entertaining, relaxing or working from home. The contemporary kitchen is finished to a high standard and seamlessly complements the stylish living space, whilst the generously proportioned bedroom benefits from fitted wardrobes and a sleek en suite bathroom.

A notable feature of the apartment is the suspended acoustic ceiling, installed to help reduce noise transfer and improve day to day comfort, a particularly valuable addition for such a central town centre location. The property also benefits from a solar panel power set up, helping to support greater energy efficiency to lower running costs, and access to a private external storage unit.

Further benefits include solar panels, modern finishes throughout and an abundance of natural light, all wrapped within an attractive Victorian building that remains sympathetic to its original character.

For commuters, the location could hardly be more convenient, with Epsom mainline station just a short walk away, offering direct services into London, whilst the bustling High Street provides an excellent selection of shops, cafés, restaurants and leisure facilities right on your doorstep.

The property also makes strong investment sense, ideally positioned for UCA, local colleges and Epsom Hospital, all of which continue to underpin strong rental demand within the area.

Whether you are taking your first step onto the property ladder, searching for a centrally located home with minimal upkeep, or looking for a smart addition to a rental portfolio, this impressive apartment warrants immediate viewing.

Tenure- Leasehold
Length of lease (years remaining) - 116
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 1,485.00
Council tax band - B

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







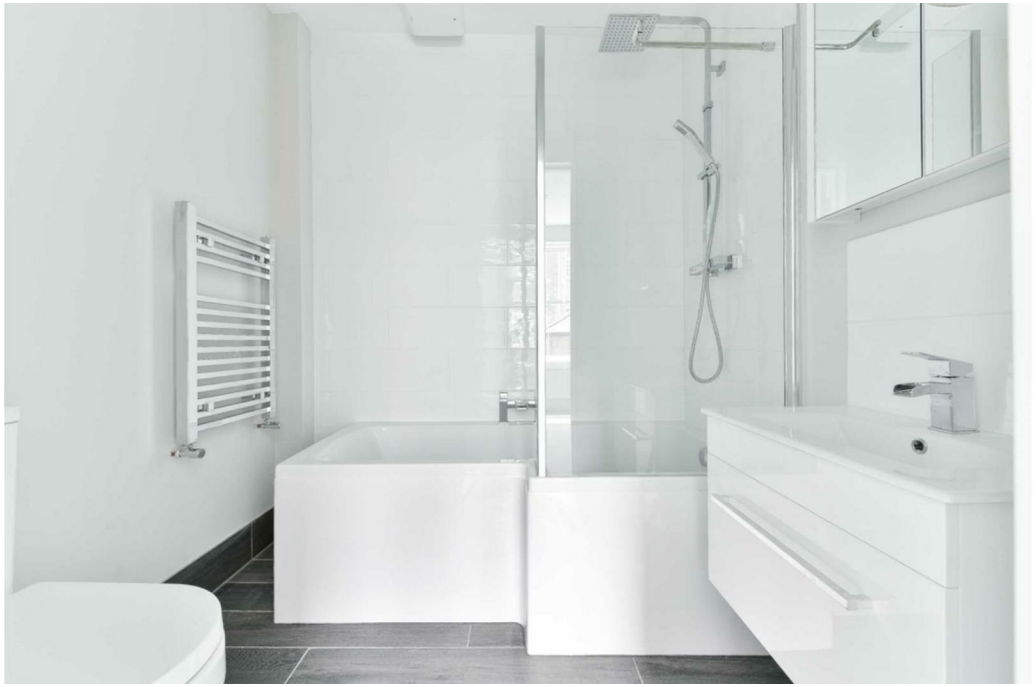














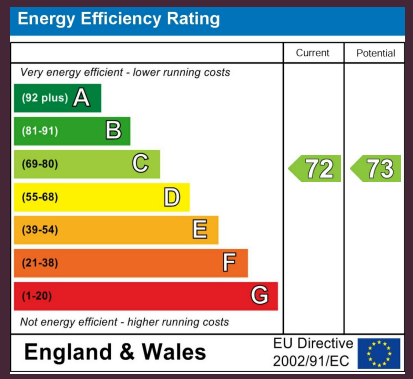


First Floor Flat

Upper High Street, Epsom

Total Area: 40.3 m² ... 434 ft²

Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
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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.


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