



Rutland House, Epsom

The **PERSONAL** Agent

Guide Price £250,000

Leasehold

- Bright Modern Apartment
- Allocated parking bay
- First floor
- Lift access
- Double Bedroom
- High Spec Modern Kitchen
- Integrated Appliances
- Bright Reception Room
- Built in Storage Cupboard & wardrobes
- Close to Station & High Street

This superb apartment remains in show home 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 no 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.

Rutland House is a modern block which was converted into apartments around four years ago. The property is offered to the market in exceptional order and would make an ideal pied a terre or first time buy. Just 0.3 miles from Epsom Station or a 7 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.

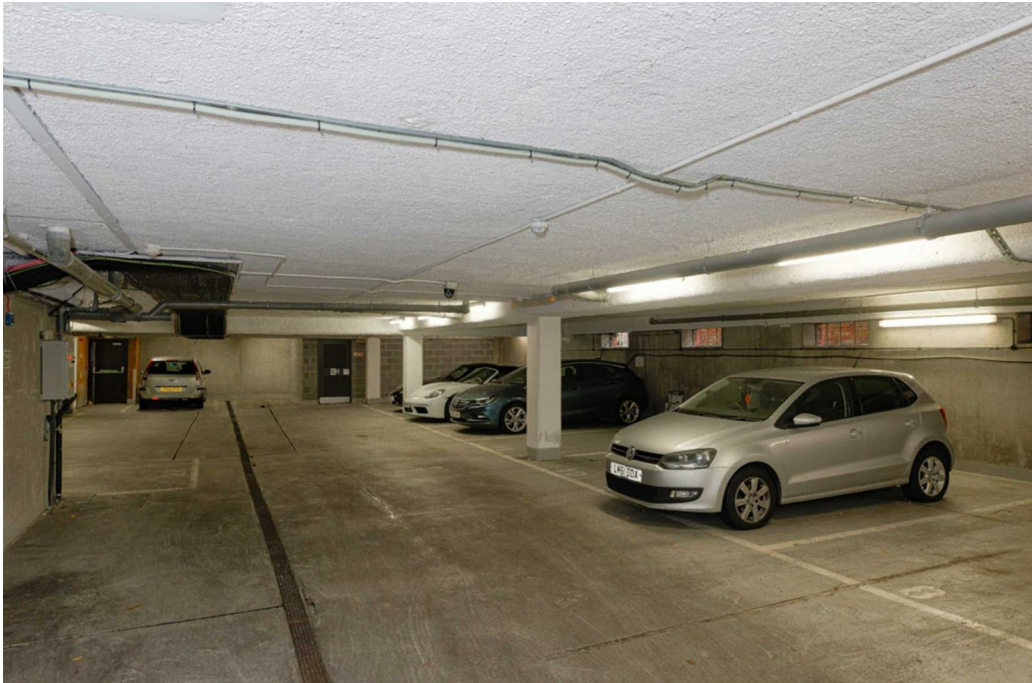
Description: If you are looking for a low maintenance apartment with allocated parking, that is ready to move straight into then look no further! Perfect for a single person looking to commute this bright apartment is the ideal base. Realistically priced, we would highly recommend arranging a viewing!

The apartment is set on the first floor of this modern block and is accessed by a secure communal entrance. The property benefits from a spacious open plan living/dining room/kitchen with integrated appliances, impressive double bedroom with lots of space for furniture and the bathroom.

Further noteworthy point to mention is the allocated underground parking bay and the security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Location: Rutland House 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

Rutland House, South Street, Epsom

Total Area: 33.7 m² ... 363 ft² (excluding one allocated parking space)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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