



Kingshott House, 83 East Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £250,000 Leasehold

- Bright Modern Apartment
- Ground floor
- Double Bedroom
- High Spec Modern Kitchen
- Integrated Appliances
- Bright Reception Room
- Allocated parking
- Close to Station & High Street
- Lift access
- Perfect First Time Buy



This superb apartment is in good condition and has 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 Alexandra Park which is just a short walk away.

Kingshott House is a modern block which was converted into apartments around five years ago. The property is offered to the market in good order and would make an ideal pied a terre or first time buy. Just 0.5 miles from Epsom Station, 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.

If you are looking for a low maintenance apartment 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 ground floor of this modern block and is accessed by a secure communal entrance and has lift access. 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 points to mention are the security entry phone system and allocated parking. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Kingshott House is located on East Street between Epsom Town

Centre and Ewell Village. Epsom Station is approximately 0.5 miles away and offers excellent links into London. Being on this side of town it is also easy to access the A3, A217 and 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.

Tenure - Leasehold
Length of lease (years remaining) - 120
Annual ground rent amount (£) - 500.00
Annual service charge amount (£) - 1200.00
Council tax band - D

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.



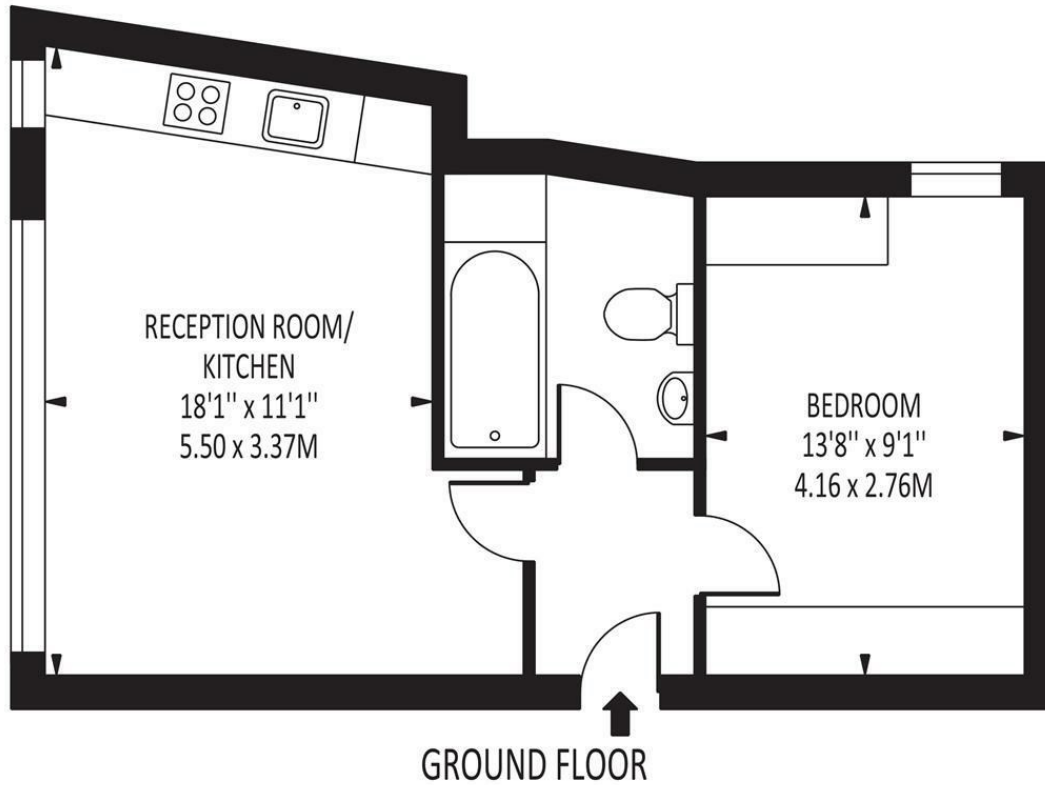


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Kingshott House

Total Area: 431 SQ FT • 40.06 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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