South Street, Epsom

The PERSONAL Agent

Offers In Excess Of £250,000

Leasehold

- Top floor flat
- No onward chain
- Two double bedrooms
- Town centre location
- 700 sq ft of space
- Well equipped kitchen
- New bathroom
- Newly installed windows
- Secure entry and dual access
- External private storage room

Situated in the very heart of Epsom town centre, this beautifully presented top floor apartment offers an exceptional opportunity to enjoy modern living in one of the area's most convenient and sought after locations. Positioned moments from the town's wide range of shops, cafés and amenities, the property perfectly combines a vibrant urban lifestyle with comfort and practicality, and is offered to the market with no onward chain.

The accommodation is thoughtfully arranged and comprises two generous double bedrooms, a spacious reception room and a separate, well equipped kitchen. The living space is bright and welcoming, creating an ideal environment for both relaxing evenings and entertaining guests, while the overall 700 sq ft layout maximises space and natural light throughout.

Both the kitchen and bathroom are well fitted, enhancing everyday comfort. In addition, the property has been further improved with newly installed windows, contributing to a fresh, modern feel while improving energy efficiency and sound insulation, an important feature for town centre living.

A newly fitted bathroom adds to the apartment's contemporary appeal, offering stylish finishes and a clean, modern design. Secure entry provides peace of mind, while both front and rear access add an extra level of convenience rarely found in properties of this type.

An external storage room is also included, providing valuable additional space for belongings, bicycles or seasonal items. The apartment sits immediately adjacent to the Ashley Centre, placing a wide variety of retail outlets, restaurants and leisure facilities quite literally on the doorstep.

Epsom railway station is just a short walk away, offering excellent transport links into London and beyond, making this an ideal home for commuters, professionals or downsizers alike. Combining a prime Epsom town centre location with modern upgrades and well proportioned accommodation, this apartment represents a superb opportunity for buyers seeking both lifestyle and convenience.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure -
Length of lease (years remaining) - 130 years
Annual ground rent amount (£) - £100.00
Annual service charge amount (£) - £500.00
Council tax band - C

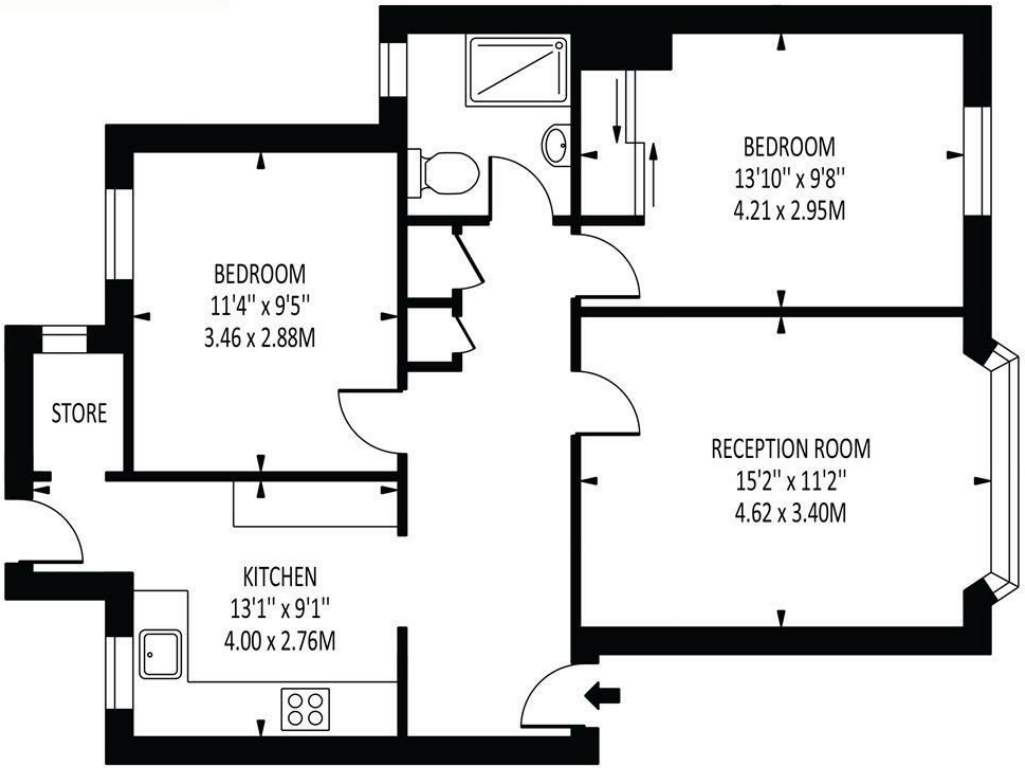
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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

Beauty Boutique
EPSOM PANTRY
BARBER SHOP
L.A Nails & Beau

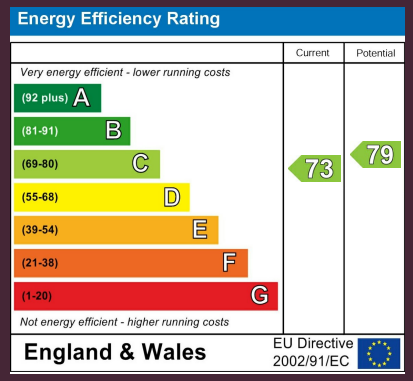
The PERSONAL Agent

South Street

Total Area: 693 SQ FT • 64.37 SQ M



GROUND FLOOR



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Any intending purchaser or lessee should satisfy themselves by inpspection, 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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