



East Street, Epsom



Offers In Excess Of £250,000 Leasehold

- No ongoing chain
- One double bedroom
- Top floor apartment
- Stunning kitchen/diner
- Spacious living area
- Built in 2016
- Contemporary & stylish
- Walk to town centre & station
- Remainder of new build guarantee
- Great investment or first time buy

Offered to the market with no ongoing chain, this modern one double bedroom apartment is perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade.

This excellently positioned property benefits from spacious accommodation, a good amount of storage and an abundance of natural light. The open plan living area that links to the kitchen/dining room is really impressive creating a fantastic social/entertaining space, the genuine double bedroom has a built-in wardrobe, there is a high quality shower room and a utility cupboard and eaves storage too. In short, this modern apartment warrants immediate inspection.

Built and completed in March 2016, Chossy House is named after the famous Chossy bicycle saddlebag which was manufactured at the leatherworks on this site until around 1992



by C T Osborne (Chossy) Ltd. Located equidistant between the busy market town of Epsom and Ewell village, this small exclusive development of just 6 apartments has been built to a high standard by acclaimed local developer.

The property offers generously proportioned accommodation suitable for both owner occupiers and investors alike, with a well designed layout that comes complete with fully equipped kitchen/dining area with stone work surfaces that links brilliantly to the living area, oak veneer internal doors, fitted wardrobe in the bedroom, high quality shower room, triple glazed windows and doors and coving.

The property has full use of the rear communal gardens that are laid to lawn with landscaped borders, seating area, communal bike rack, communal bins and a security entry phone system.

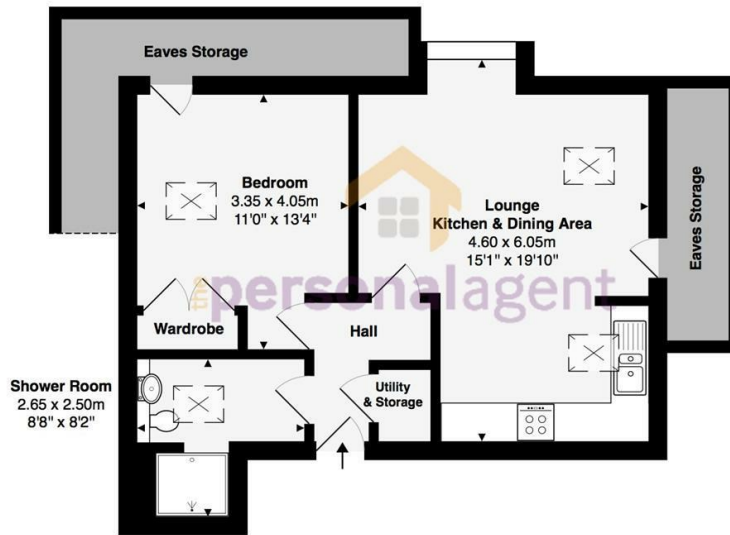
Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Leasehold








Chossy House, East Street, Epsom
Total Area: 47.5 m² ... 512 ft² (Excluding Eaves Storage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699


sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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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