



East Street, Epsom

Guide Price £240,000

Leasehold

- Top floor Town Centre apartment
- One double bedroom
- Easterly facing private balcony
- Impressive vaulted ceilings
- Stylish & contemporary throughout
- Parking permit for nearby car park available
- Converted Victorian building
- 0.2 of a mile from railway station
- Long lease (123 years remaining)
- Remainder of developer warranty



Located within the heart of Epsom town centre and just a stone's throw of the High Street, railway station, shops and restaurants. This stylish and bright one double bedroom Victorian conversion enjoys a clever modern design with impressive vaulted ceilings and a huge amount of natural light throughout.

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 and contemporary accommodation as well as a generous Easterly facing balcony to the rear.

The property is offered in exceptional order and has the potential to easily let for £1000.00 per calendar month to a professional tenant and we are arranging viewings strictly by appointment only.

Whether you are looking for your first home, an ideal investment (just moments from UCA, Laines and a 10 minute walk from Epsom Hospital) or looking to downsize to a low maintenance and centrally located bolt-hole, this wonderful apartment is well worth a visit.

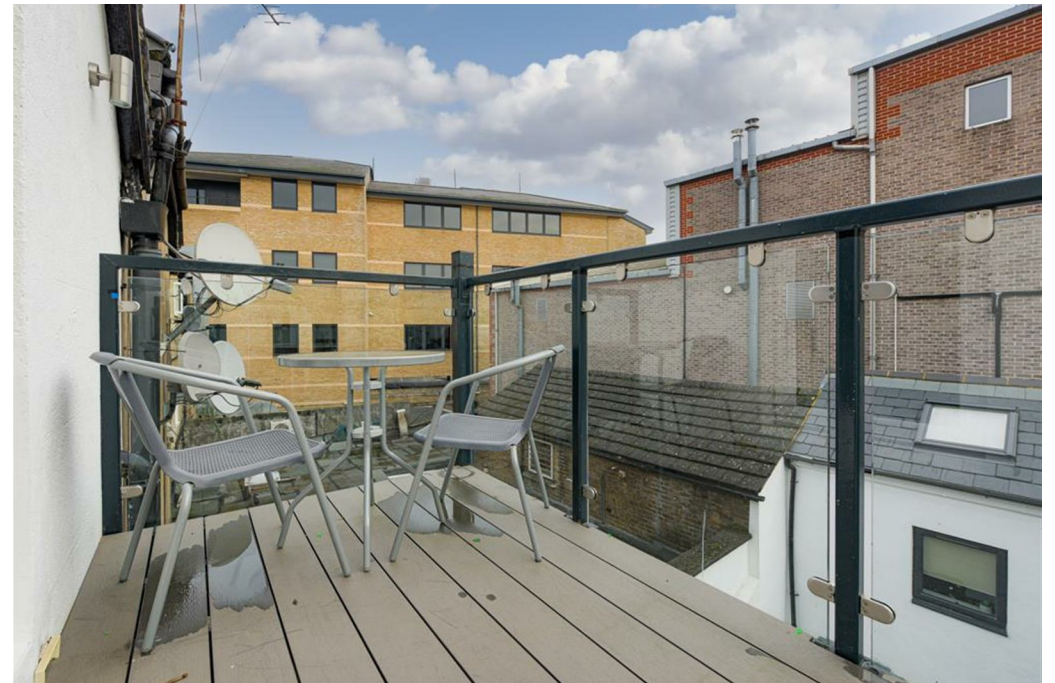
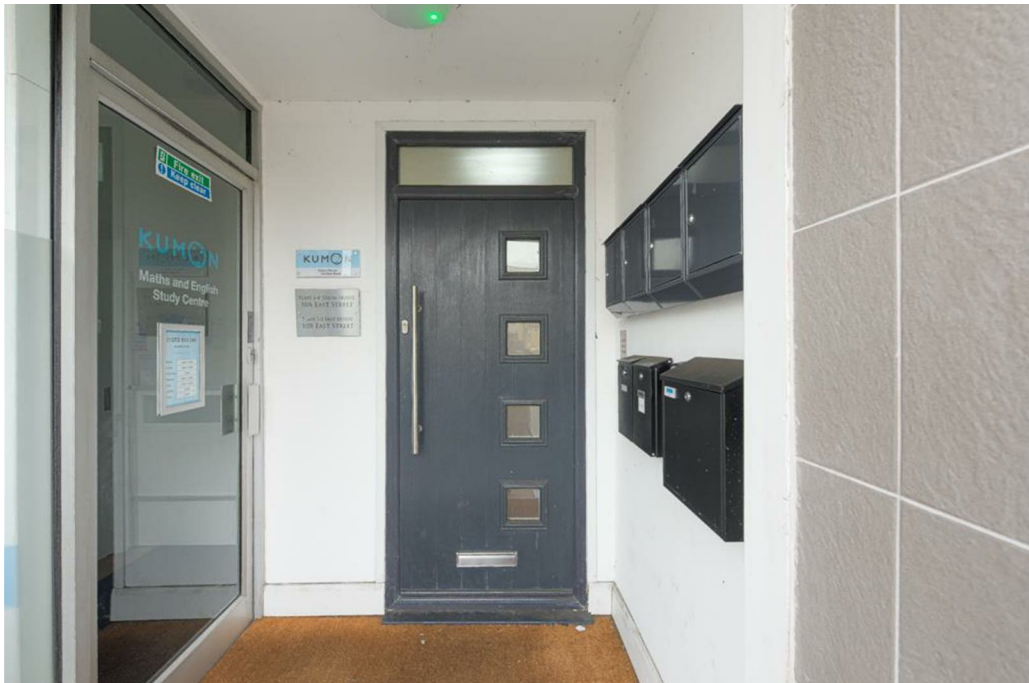
The building was part of a comprehensive refurbishment program to create quality town centre dwellings and this fine apartment is set on the second floor and in our opinion is the best of all. Benefitting from a spacious open plan living/dining area with a contemporary kitchen and integrated appliances, there is also a quality bathroom with Travertine tiles and Velux window and a spacious double bedroom to the rear that enjoys a peaceful position and access to a generous Easterly facing balcony overlooking a communal courtyard, essentially it is the perfect space to take your morning coffee or relax on.

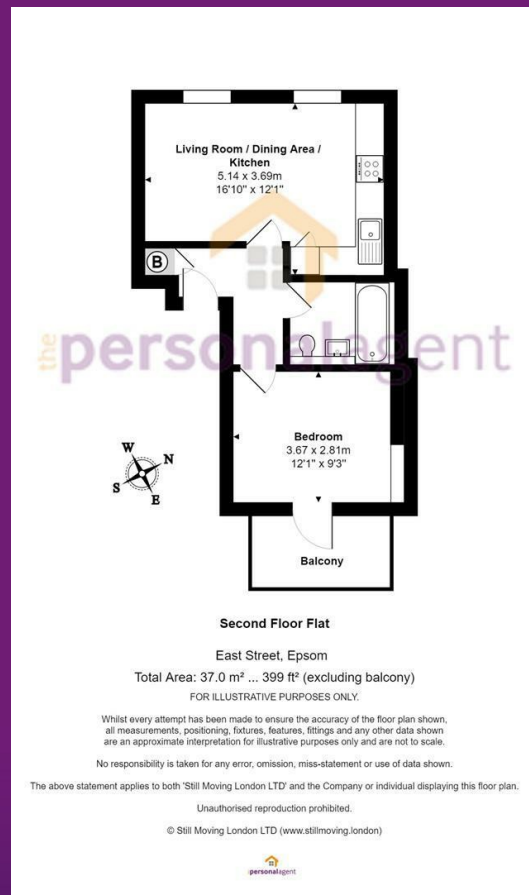
The property is just one hundred meters from the High Street and in our view finding a more conveniently positioned property in this price bracket would be a difficult ask indeed.

Parking permits can also be applied for which offer local parking for a very competitive price. Parking can also be found in a number of nearby car parks, many of which are securely locked overnight. This properties location also offers an incredibly short walk to Epsom Rail Station which has direct links into London Waterloo, London Victoria and London Bridge - all in under 45 minutes.

Epsom is a popular commuter town, located to the south west of London and offers a good shops, restaurants and gyms. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	

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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.



