



Kingshott House, Epsom



# Guide Price £250,000

## Leasehold

- Bright Modern Apartment
- First floor
- Lift access
- Double Bedroom
- High Spec Modern Kitchen
- Integrated Appliances
- Bright Reception Room
- Built in Storage Cupboard
- Close to Station & High Street
- Perfect First Time Buy!



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 Alexandra Park which is just a short walk away.

Kingshott House is a modern block which was converted into apartments around two 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 0.5 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.

Description: 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 first 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 shower room.

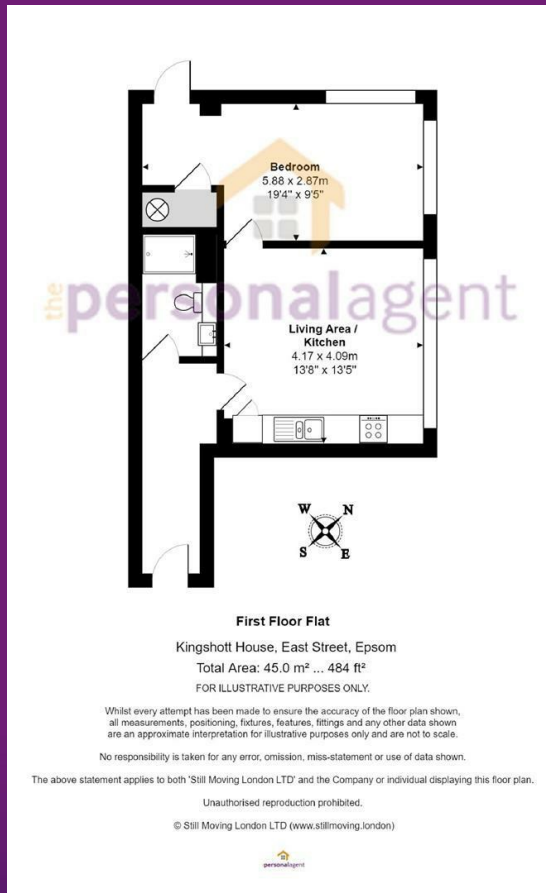
Further noteworthy point to mention is the security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.


Location: 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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.







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