



Upland Drive, Epsom

The **PERSONAL** Agent

Guide Price £250,000

Leasehold

- 603 Sq Ft modern apartment
- First floor with large private loft space
- Double bedroom
- 17ft living/dining room
- Separate modern kitchen
- Allocated parking bay
- Further allocated storage cupboard
- Secluded & tucked away position
- Built in 2008
- Spacious white bathroom suite



Located in a secluded and tucked away residential road on the periphery of the Epsom Downs, this deceptively spacious first floor apartment warrants closer inspection to fully appreciate the much larger than average square footage for a one bedroom apartment it enjoys, as well as its wonderful position within the development.

The property was built in 2008 and benefits from security entry system and from a practical sense it enjoys sole use of a large loft space.

This attractive block enjoys an excellent position within the road, with a pleasant outlook to the front and rear and a secluded communal garden, with a further outside storage cupboard allocated to the apartment too. Tattenham Corner railway station (zone 6) and the parade of shops are just a short walk away, as is the open spaces of the Epsom Downs which is home to the world famous racecourse and The Derby.

From the security entry system there is a communal front door into the communal hallway and stairs leading up to the first floor landing. The apartment front door opens to the entrance hall which benefits from two built-in storage cupboards.

The living/dining room is a fantastic size measuring 17ft x 12ft with a sunny South/Westerly aspect, there is a modern separate kitchen, generous double bedroom and a spacious white bathroom suite.

When you factor in the larger than average square footage of this apartment, alongside the loft storage space and wonderful position, it is hard to find another apartment at this price point that offers more!

Upland Drive is relatively unknown due to its secluded position, it is directly off of Upland Way which is a very popular and rarely available residential road that is just a short walk from

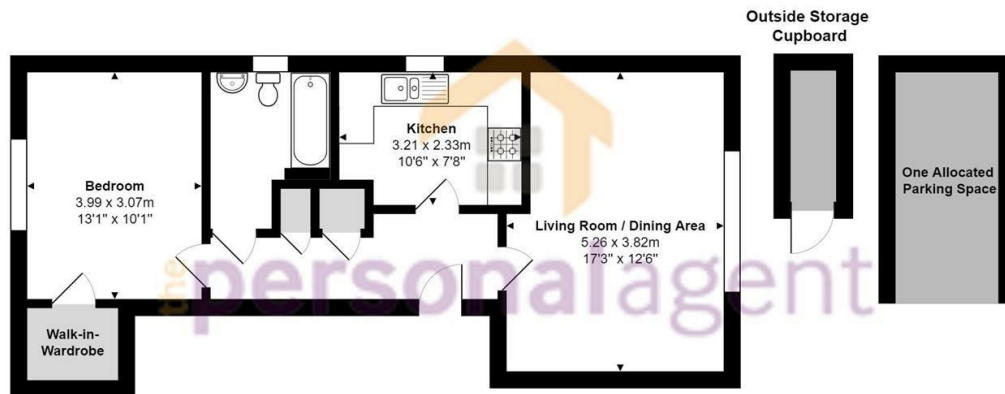
Shawley Way primary school and close proximity of Tattenham Corner railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at Tattenham Corner or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Viewing is strongly advised. Sole agent.







First Floor Flat

Upland Drive, Epsom

Total Area: 56.0 m² ... 603 ft² (excluding one allocated parking space)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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