



Satis Court, Epsom Road, Epsom

The **PERSONAL** Agent



# Guide Price £255,000

## Leasehold

- Purpose Built Maisonette
- Ground Floor
- Garage en Bloc with electricity
- Spacious Lounge/Diner
- Double Bedroom
- Fitted Wardrobes
- Modern Bathroom
- Fitted Kitchen
- Close to Epsom Station & Ewell Village



Located between Epsom Town Centre and Ewell Village this bright and spacious ground floor maisonette is offered to the market in good condition throughout . The property features a garage en bloc with electricity, visitor parking bay, communal gardens and French doors to a patio. An early internal viewing is highly recommended.

Satis Court is a purpose built development located in an accessible position on Epsom Road. Accessed directly from the front of the block the property is located on the ground floor and features French doors which open onto the patio.

There is a spacious double bedroom with built in wardrobes, modern bathroom, lounge/diner which opens onto the communal gardens to the rear and a fitted kitchen.

There is a garage en bloc with electricity and additional residents parking is available on a first come, first serve basis.

Location: Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David

Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. 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.

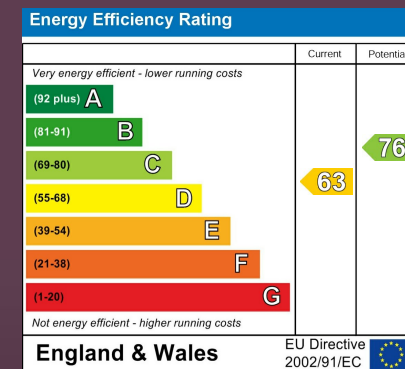
Leasehold











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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.



