



South Street, Epsom

The **PERSONAL** Agent

Price Guide £250,000

Leasehold

- Allocated underground parking bay
- Bright, modern apartment
- Second floor with elevated outlook
- Lift access
- One double bedroom
- High Spec Modern Kitchen
- Nest heating & video entry system
- Generous lounge/dining area
- Modern bathroom
- Close to Park, Station & Shops

Enjoying an allocated underground parking bay, this superb apartment is offered in exceptional condition, with a modern and contemporary feel that is evident 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 Rosebery Park and Mounthill Gardens which are both just moments away.

Rutland House is a modern block which was converted into apartments around five years ago. The property is offered to the market in exceptional order and would make an ideal pied a terre, first time buy or a great rental investment due to its central location. Just 0.3 miles from Epsom Station or a 7 minute walk, 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.

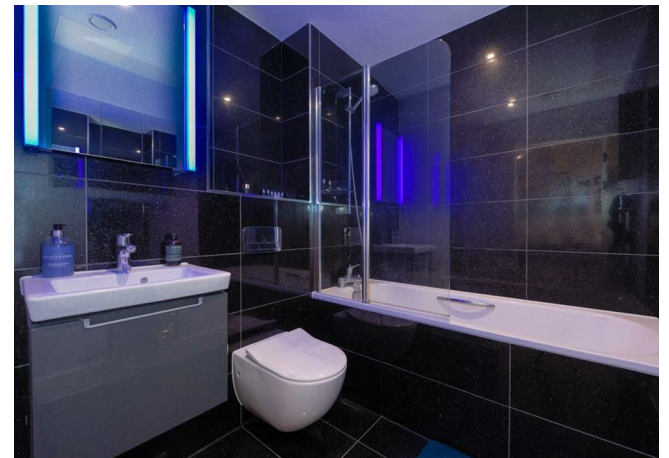
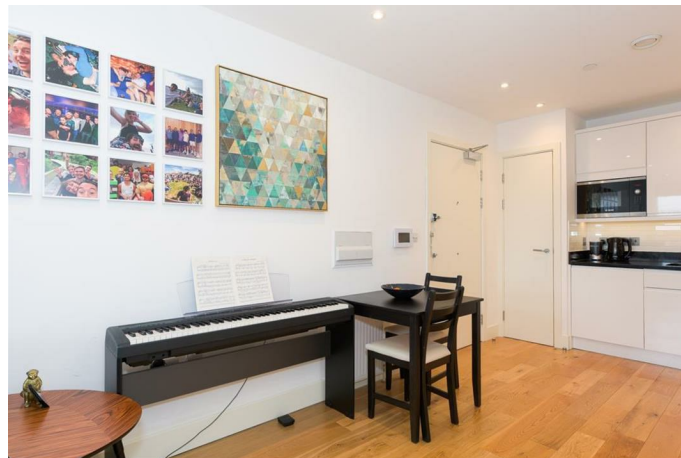
Description: If you are looking for a low maintenance apartment with allocated parking, that is ready to move straight into then look no further! Perfect for a single person looking to commute this bright apartment is the ideal base. Competitively priced, we would highly recommend arranging a viewing!

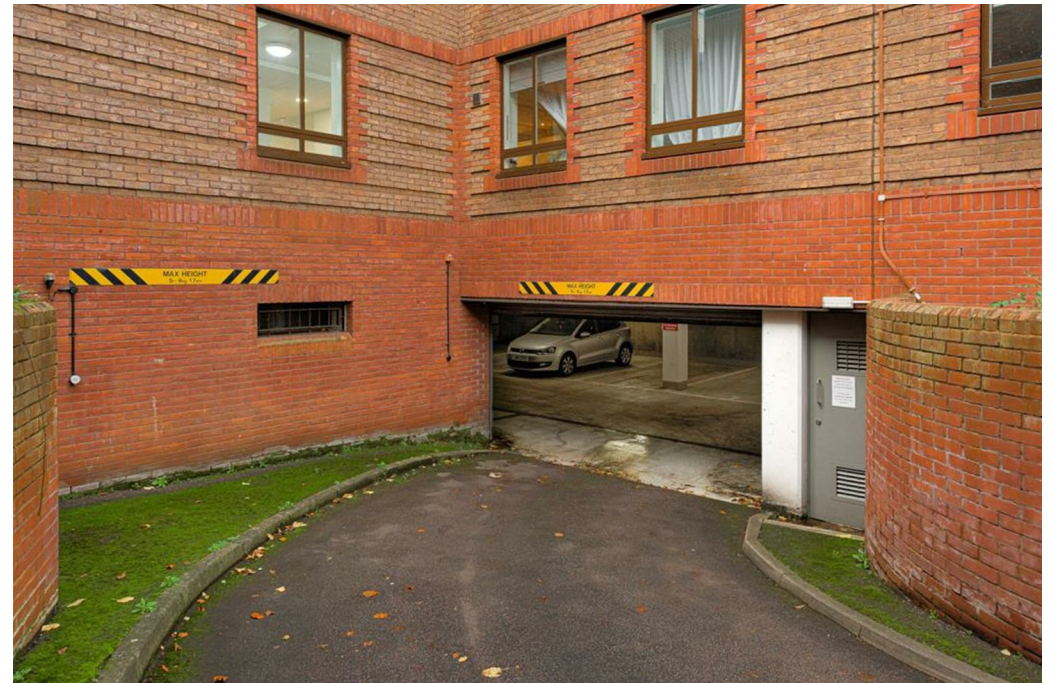
The apartment is set on the second floor of this modern block and is accessed by a secure communal entrance. The property benefits from a spacious open plan living/dining room/kitchen with integrated appliances, impressive double bedroom with lots of space for furniture and the bathroom.

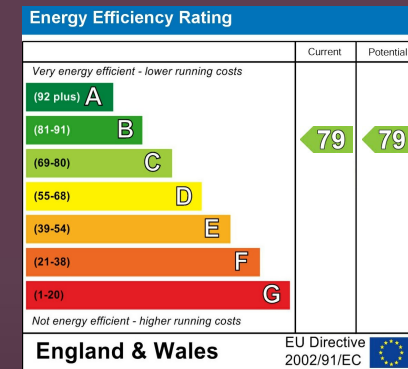
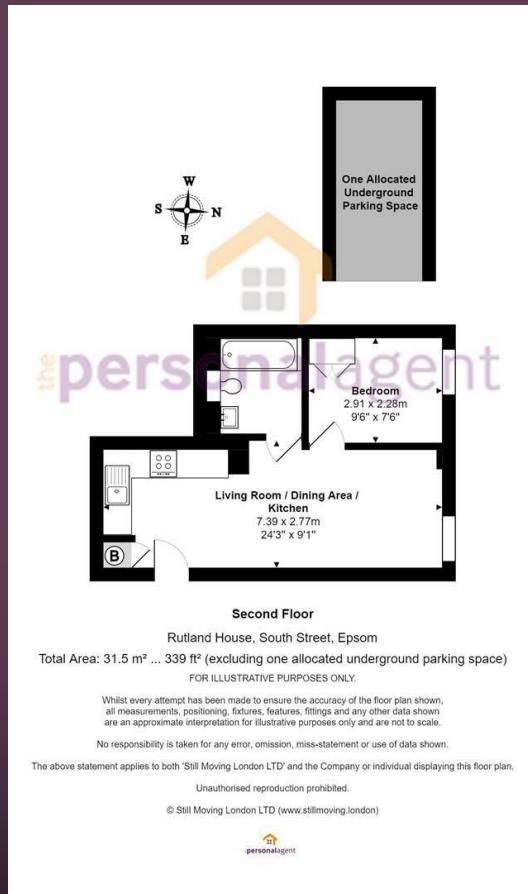
Further noteworthy point to mention is the allocated underground parking bay and the security entry phone system.

Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Location: Rutland House is located on South Street between Epsom Town Centre and Rosebery Park. Epsom Station is approximately 0.3 Miles away and offers excellent links into London. Being on this side of town it is also easy to access the 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.







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