



East Street, Epsom

The **PERSONAL** Agent

# £290,000

## Leasehold

- Bright modern apartment
- Top floor (3rd) with elevated outlook
- Lift access
- Generous double bedroom
- High spec modern kitchen
- Integrated appliances
- Bright double aspect reception room
- Gated parking to rear
- Close to Station & High Street
- Perfect First Time Buy!



### **\*\*IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY\*\***

This superb top floor apartment remains in show home condition, with stylish design touches which really add to the great feel 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. There are also green open 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 and

elevated outlook of the surrounding area that it offers. Sole agent.

**\*\*\*Amazing Views to Epsom Downs \*\*\*** 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 or professional couple 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 top floor (3rd) of this modern block and is accessed by a secure communal entrance and has lift access. The property benefits from a spacious double aspect open plan living/dining room/kitchen with integrated appliances, impressive double bedroom with lots of space for furniture and the modern bathroom.

Further noteworthy points to mention are the security entry phone system and gated parking to the rear. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

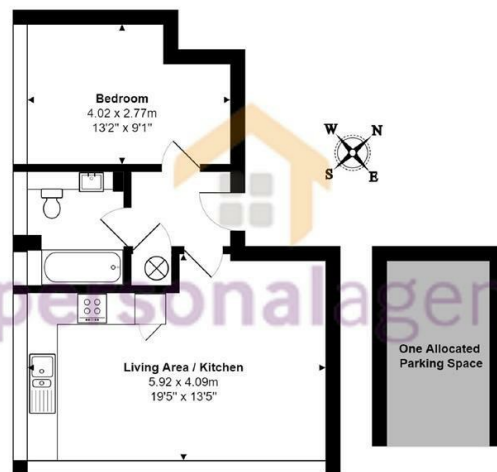
**Location:** Kingshott House is located on East Street between Epsom Town Centre and Ewell Village. Epsom Station is approximately 0.5 miles away and offers excellent links into London. Being on this side of town it is also easy to access the A3, A217 and M25. Epsom High Street offers a wide range of shops, restaurants and amenities, and both Sainsburys and The Rainbow Leisure Centre are just moments away from the apartment.











### Third Floor Flat

Kingshott House, East Street, Epsom  
Total Area: 41.3 m<sup>2</sup> ... 444 ft<sup>2</sup> (excluding one allocated parking space)  
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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>		
(55-68) <b>D</b>	65	65
(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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