



Depot Road, Epsom, KT17 4RJ

Asking price £235,000



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# PROPERTY SUMMARY

## OVERVIEW

Located in a quiet residential road, this one double bedroom first floor apartment property offers a great opportunity for those who wish to take their first steps on to the property ladder. The property proves a great investment should a potential buyer look to increase their property portfolio.

### Accommodation

This pleasant first-floor apartment flat in set moments from Epsom high street. It offers a spacious living room with Juliette balcony's with door that open inwards providing a bright and airy feel. There is a separate kitchen with fitted units, spacious double master bedroom with built in wardrobes. The bathroom has been recently renovated providing a modern and contemporary feel. The property provides a modern feel with laminate flooring throughout and high ceilings with sky lights. The apartment has recently undergone a cosmetic face lift giving a new purchaser and opportunity to move straight in.

### Location

Depot Road sits within the heart of Epsom town centre, giving access to a vibrant high street and the well regarded Ashley shopping centre, not to mention, Epsom Playhouse theatre, Epsom General Hospital and Rainbow Leisure Centre. There are plenty of schooling options with both the private and state sector. The town centre offers ample restaurants, bars and pubs. The property is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

### Disclaimer

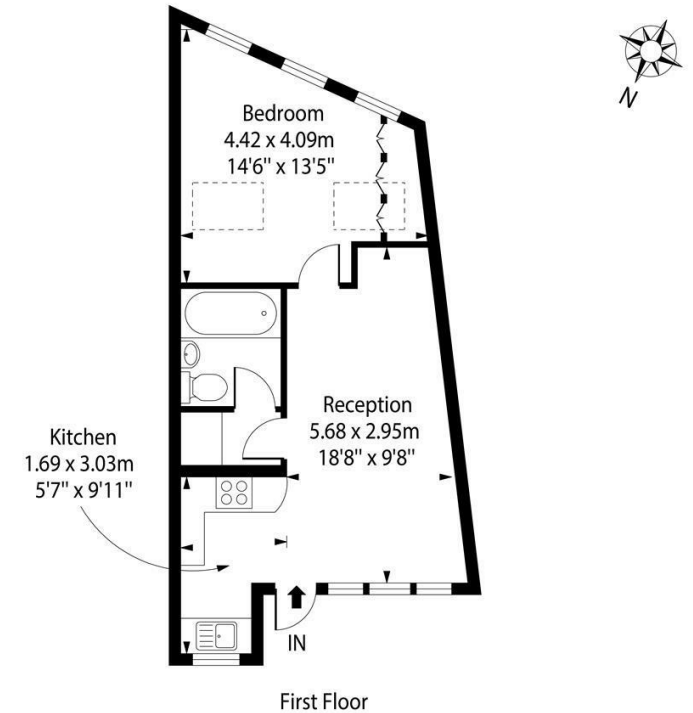
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Buyers Guide

\*Due to the highly anticipated demand for this property buyers who wish to make an offer are to be financially qualified by Complete Mortgages Limited a financial advisory firm recommended by Monochrome Homes EstateAgents. Buyers who are successful in agreeing a sale will also be advised to instruct a conveyancing firm recommended by Monochrome Homes Estate Agents in association with Conveyancing Alliance Limited.\*

Depot Road KT17  
Approximate Gross Internal Area  
39 sq m / 432 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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