



Flat 2, The Old Courthouse The Parade, Epsom
Epsom

Guide Price **£435,000**



Flat 2

The Old Courthouse The Parade, Epsom

Rarely available modern 2 bed ground floor apartment in Epsom centre ideal for professionals or downsizers. Spacious rooms, open plan layout, Juliette balcony, kitchen/diner, natural light, secure parking, communal gardens. Central to all amenities & schools. Don't miss out - book a viewing today!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ground Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- In Immaculate Condition
- Juliette Balcony
- Fully Integrated Kitchen
- Secure Underground Parking & EV Charger
- Impressive Communal Gardens
- Central Epsom Location
- Ideal for Professionals or Downsizers



Presenting this rarely available meticulously maintained 2 bedroom ground floor apartment in the heart of Epsom. The property features two spacious double bedrooms, two elegantly appointed bathrooms and an inviting open plan reception/ kitchen/diner perfect for entertaining guests. Stand out features of this impressive apartment include an appealing Juliette balcony, beautifully finished and integrated kitchen with down lighting, wooden floors, built-in storage, modern bathroom fittings and master bedroom with ensuite with shower. The apartment is filled with lots of natural light from the large windows throughout. The property also benefits from secure underground parking with an allocated space and your own Electric vehicle charger. Impressive communal gardens offer a serene escape from the urban buzz.

The location is second to none, central to all Epsom local amenities, eg the train station is just a 3-4 mins walk, doctor's surgery next door, fully equipped Gym across the road, post office, shops and restaurants. Rosebery Park is just around the corner for peaceful walks.

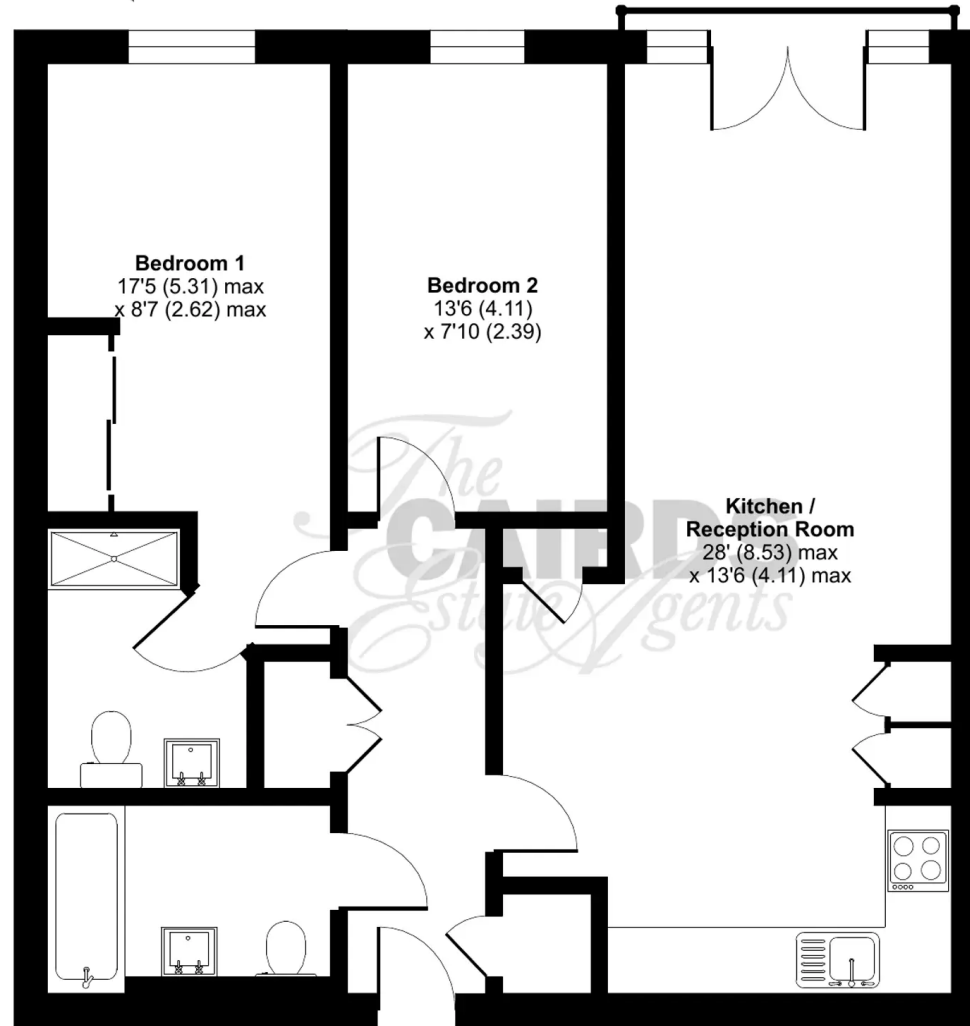
It is also a short walk away from the excellent St Martin's Junior School and Nursery, St Christopher's Prep School and Rosebery School. This property is therefore ideal for professionals seeking an easy commute and proximity to amenities or downsizers aiming for a convenient lifestyle without compromising on quality.

Book a viewing today to experience the comfort and elegance this residence has to offer.

The Old Courthouse, The Parade, Epsom, KT18

Approximate Area = 760 sq ft / 70.6 sq

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Cairds. REF: 1097994





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk