



12 Farriers Close, Epsom

Epsom

Guide Price **£260,000**



12 Farriers Close

Epsom, Epsom

Stunning top floor 1-bed apartment near town centre & station. Bright living area with Juliette balcony & views. Spacious bedroom with storage. Modern bathroom. Allocated parking & visitor spaces. Well-maintained. Great location. Viewing recommended!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Allocated Parking/Visitor Parking
- Entry Phone System
- One Bathroom
- One Bedroom
- Top Floor
- Juliette Balcony
- Leasehold
- Lovely Views
- Beautiful Condition throughout
- Close to Local Shops



**Approximate Gross Internal Area
431 sq ft - 40 sq m**

Bathroom 7'1 x 5'7 2.24 x 1.69m	Kitchen 8'0 x 7'10 2.45 x 2.39m
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**Not to Scale. Produced by The Plan Portal 2023
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Cairds The Estate Agents

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