



2 Wadcroft Court, 1 Alexandra Road
Epsom

Guide Price **£325,000**



2 Wadcroft Court

1 Alexandra Road, Epsom

This delightful ground floor flat boasts a spacious reception room, kitchen and two bedrooms. Ideally located near town centre and transport links, offering urban convenience and comfort. Ideal for discerning buyers seeking a prime location.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Flat
- Convenient Location
- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garage In Block
- Walk of Town Centre & Station



Introducing this 2-bedroom ground floor flat offering a seamless blend of comfort, and convenience, in a highly sought-after location.

Upon entering the property, one is immediately struck by the well-proportioned reception room, flooded with natural light that creates an inviting ambience. The open layout of the living area allows for versatile furnishing options, catering to modern lifestyles and providing both space for entertainment and relaxation. The kitchen, adjacent to the reception room, is efficiently designed, making meal preparation a joy for any home cook.

Completing the interior layout are the two generously proportioned sized bedrooms offering a comfortable retreat at the end of the day, together with the modern bathroom.

Adding to the convenience this flat benefits from a garage and parking space, providing secure parking for residents, making it an attractive prospect for those with vehicles.

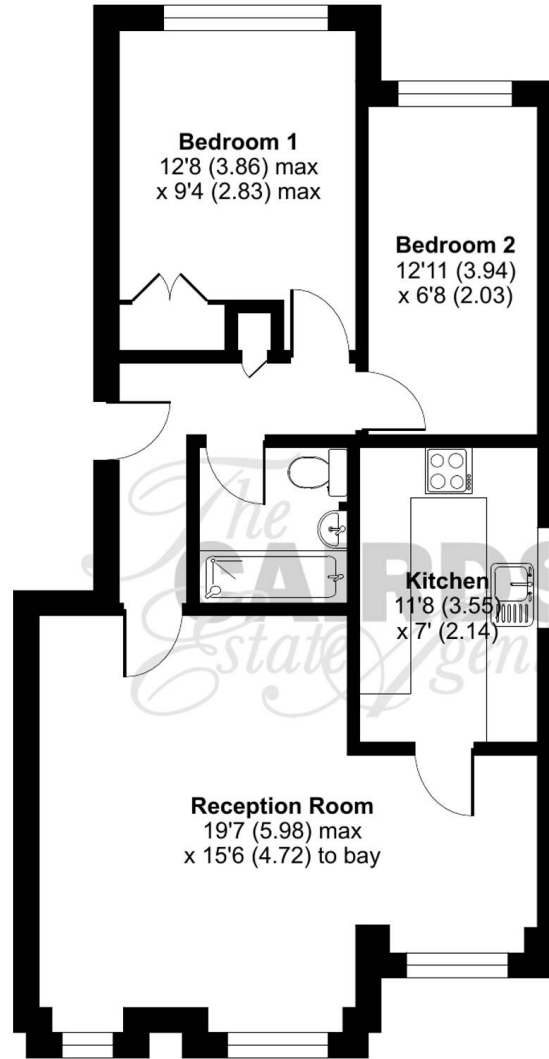
This delightful property is ideally located within walking distance of the town centre and station, ensuring residents have easy access to a host of amenities, including shops, restaurants, and transport links. The convenience of being able to reach these essential facilities on foot adds to the desirability of the property, making it a prime choice for those seeking a central location with excellent connectivity.

In conclusion, this 2-bedroom ground floor flat is a rare find, with its close proximity to essential services, this property presents an unparalleled opportunity for discerning buyers seeking convenience in an urban retreat.

Alexandra Road, Epsom, KT17

Approximate Area = 656 sq ft / 60.9 sq m

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). ©nlcheom 2024. Produced for Cairds. REF: 1191930





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