



Briavels Court, Downs Hill Road, Epsom

Guide Price **£345,000**

Briavels Court, Downs Hill Road

Epsom

Impressive 2-bed apartment in sought-after development near Epsom town centre. Features spacious rooms, garage, and convenient location with easy access to shops, transport, and schools. Don't miss out, book your viewing today!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Ground Floor Apartment
- Sought After Development
- Two Double Bedrooms
- Spacious Reception Room
- Bathroom
- Kitchen
- Garage In Block
- Communal Gardens
- 15 Minute Walk To Town Centre & Station
- Catchment Area of Excellent Schools



We are pleased to present this impressive two-bedroom apartment situated on the ground floor of a sought-after development. This property is just a 15-minute walk to Epsom town centre and train station with direct links to London Bridge, Victoria and Waterloo stations.

Featuring two generously sized double bedrooms with fitted wardrobes to the master, entrance hall and spacious reception room with parquet flooring, large double glazed windows, kitchen with dining area and a well-appointed bathroom this property ensures comfort and convenience for residents. Additionally, the property benefits from a garage in block offering secure parking, together with residents/visitor parking. Furthermore, the property is located within the catchment area of many excellent schools.

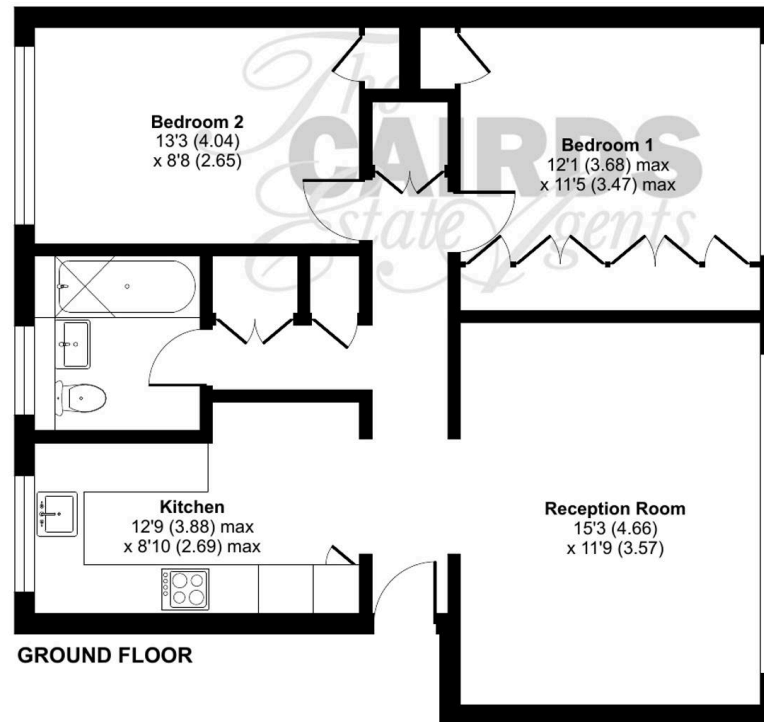
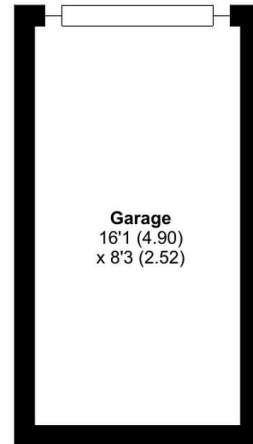
Briavels Court, Downs Hill Road, Epsom, KT18

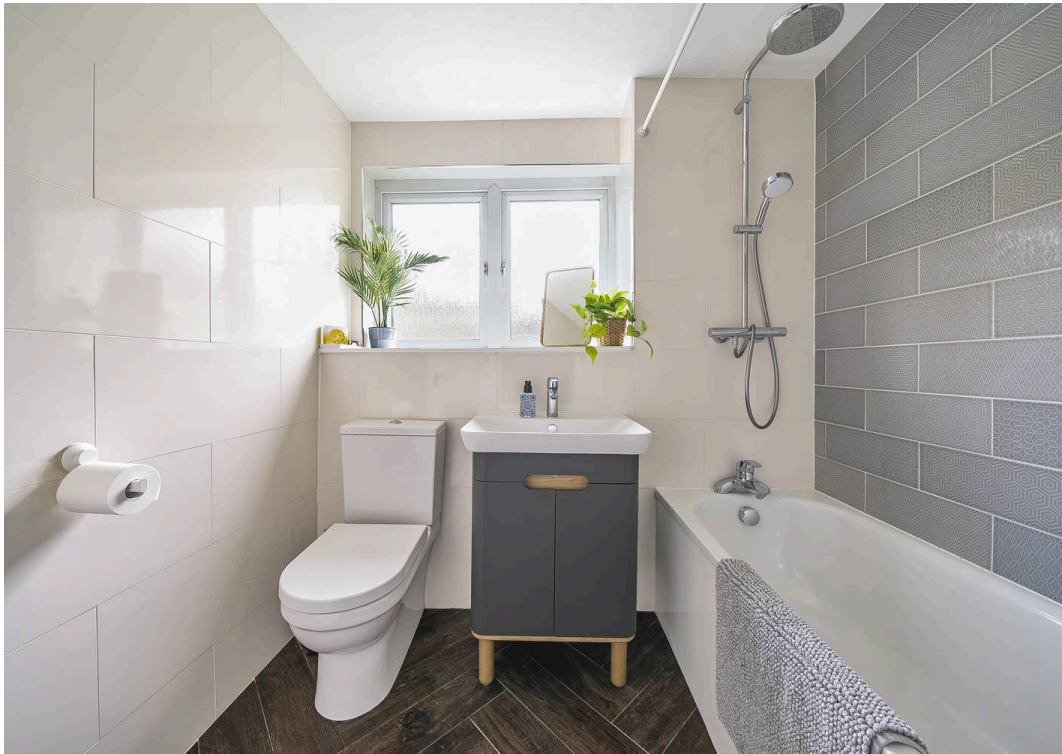
Approximate Area = 731 sq ft / 67.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale







Cairds The Estate Agents

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

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