



1-3 Ashdown Road

Epsom, KT17 3PL

£1,100 Per month


The **local** agent
thelocalagent.co.uk



Flat 3 Parkview 1-3 Ashdown Road, Epsom, Surrey, KT17 3PL

£1,100 Per month

A ground floor flat with own entrance and direct access to shared garden in this sought after college area. The property is to be let unfurnished or part furnished and comprises of a double bedroom with access to garden, a bathroom and a shower room, open plan kitchen/living area with own entry. The rental price includes gas, electric and water. Deposit of £1,442 and available now.

Property Features

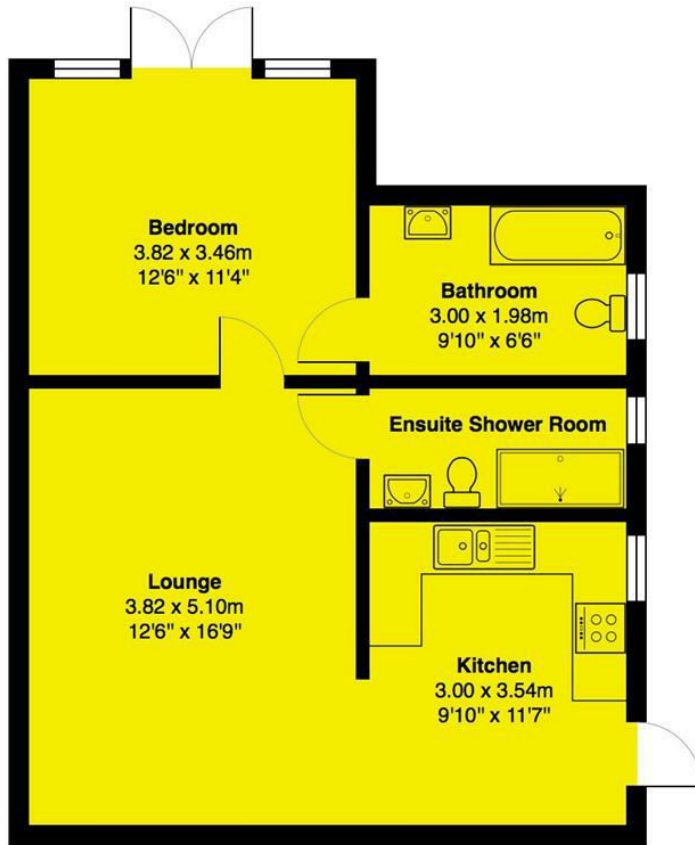
Ground Floor Flat
Direct Access To Shared Garden
Own Entrance
Double Bedroom
Bathroom & Shower Room
Open Plan Kitchen/Living Area
Great Location Close To Park
Available Now
Gas, Electric and Water Included

Council Tax Band:
Tenure:
EPC Rating:C
Total approximate floor area: 605.00 sq ft

Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.

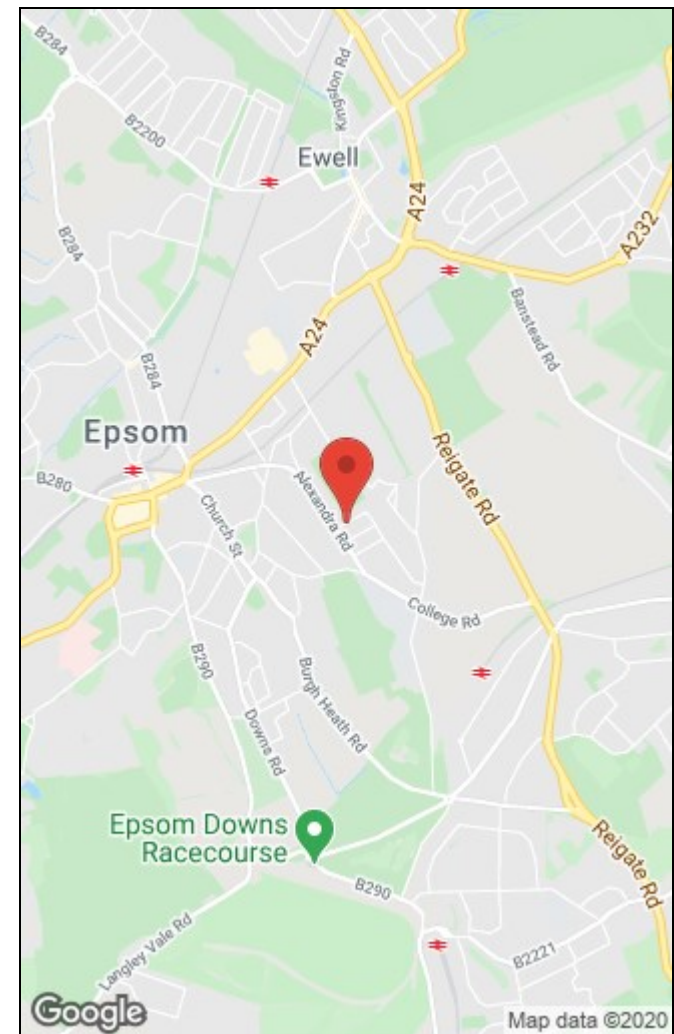




Total Area: 56.2 m² ... 605 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate

Best care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant on



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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