



KAYBRIDGE
RESIDENTIAL



Downhill Road, Epsom, Surrey, KT18 5HP

£1,375 Per month

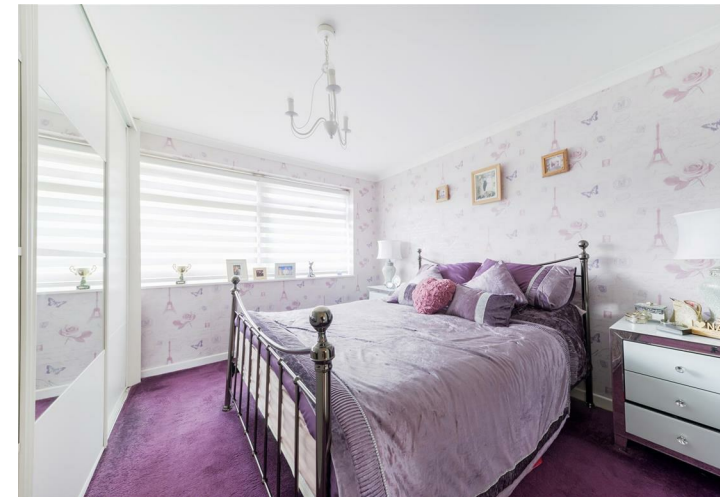
Downhill Road, Epsom, Surrey, KT18 5HP

- Freehold
- Popular development
- Ground Floor
- Desirable location within the grounds
- Garage
- Two Double bedrooms
- 0.5 Miles from Epsom Town Centre
- Prestigious "College" area of Epsom
- Ideal first time buy

Kaybridge are delighted to offer to the market this spacious and well balanced Ground floor accommodation. Situated on a well regarded avenue in a highly sought after tree lined road A well presented and spacious two double bedroom ground floor apartment, only 0.5 miles from Epsom train station also has regular train links into London Waterloo, London Victoria and London Bridge.

The property itself boasts an impressive large bright lounge dining room, modern fitted kitchen, two double bedrooms the largest of which boasts a fully build in wardrobe and fully tiled modern family bathroom.

The spacious entrance hallway benefits from a large built-in storage cupboard, there is good size fitted kitchen with breakfast area and washing





machine/dryer, fridge/freezer, large living/dining room with laminate flooring throughout and beautiful views over the communal garden, large double bedroom with built-in wardrobes. Furthermore there is a generously sized second bedroom. great features to mention include Very modern bathroom , large double glazed windows, parking space, garage, share of the freehold.

Downs Hill Road is a popular tree lined road located close to Rosebery Park and many outstanding schools.

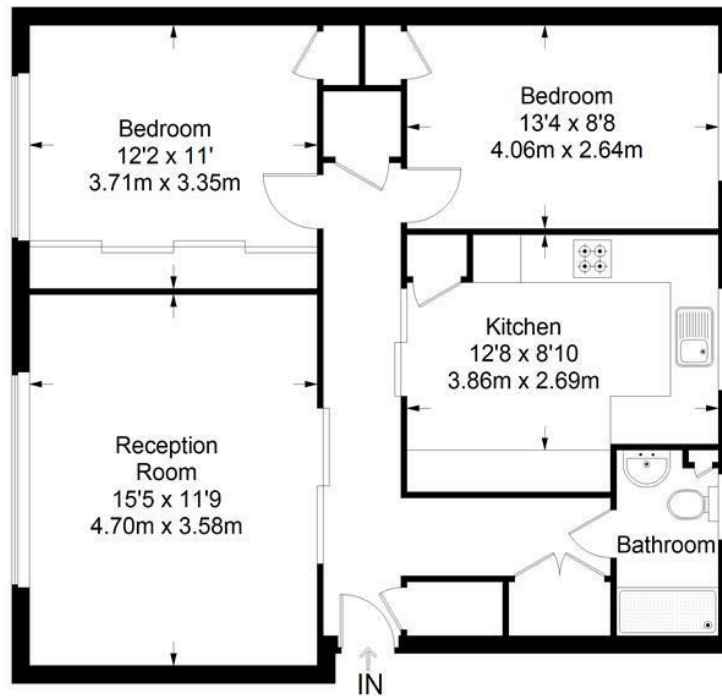
This great home is ideal for commuters into central London, or those that require something close to town with an abundance of character.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



Briaveles Court



Ground Floor = 749 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 749 sq ft / 69.58 sq m
 Total = 749 sq ft / 69.58 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 73 |
| (55-68) D | | |
| (39-54) E | | |
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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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