



Worple Road, Epsom

# Guide Price £360,000

## Leasehold - Share of Freehold

- Contemporary & Stylish
- Two Double Bedrooms
- Victorian Conversion
- Stunning Design & Finish
- Sought After Position
- Close to Rosebery Park
- Short Walk to Town & Station
- En Suite Shower Room
- Beautiful Wet Room
- Large Communal Garden



Stylishly finished and centrally located, this wonderful apartment must be viewed to be fully appreciated. Completely refurbished a few years ago and further improved by the current owners the apartment is ready to move straight into and enjoys 2 double bedrooms, 2 bathrooms, communal grounds, parking and a wonderful 23 ft living/kitchen area.

Description: If you are looking for a high quality, contemporary apartment then look no further! The property was refurbished back in 2016 and

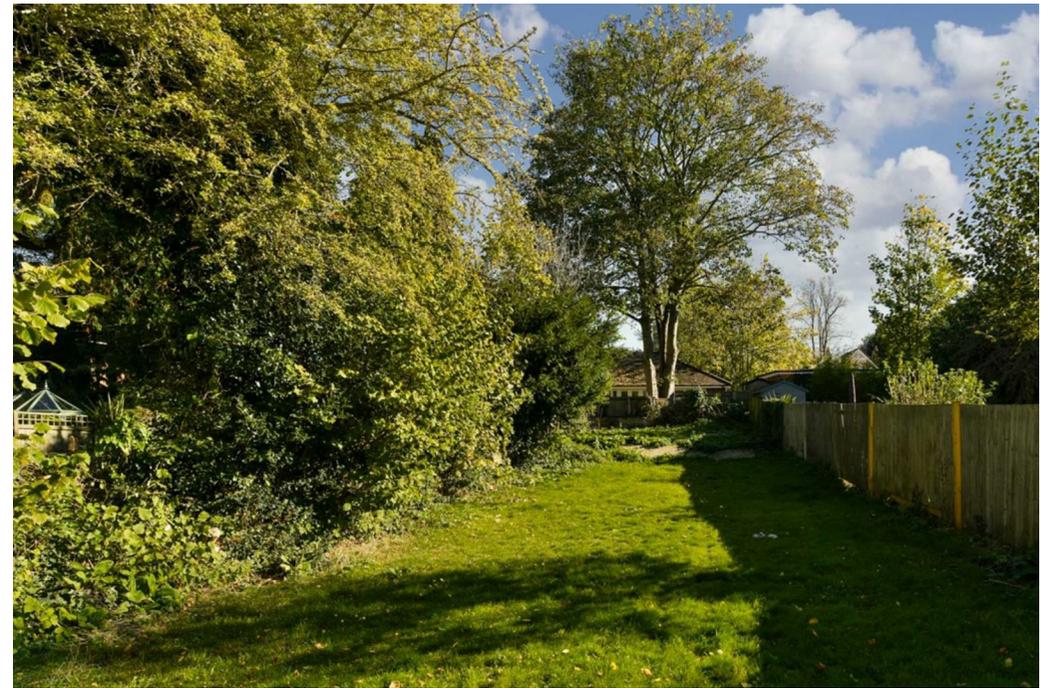
has been further improved by the current owners. The finish is excellent and features a 23ft living area that enjoys a huge amount of natural light, high ceilings with ornate coving, exposed brickwork and beautiful wide plank reclaimed French oak flooring. The contemporary kitchen benefits from high quality and practical design, being linked to the living room by a breakfast bar that ties this social space together. Both of the bedrooms are doubles, one of which enjoys a recently refitted shower room and there is a further family shower room that has also been

updated.

There is allocated parking to the front and well maintained communal gardens to the rear.

Location: Worple Road is a hugely popular residential street on the Southern fringes of Epsom Town Centre. This tree-lined road is full of character homes, some of which have now been divided up into apartments. Epsom High Street is just a short walk away as is Epsom Station which offers fast, regular links into London.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



