



The Stanfords, Epsom



# Guide Price £265,000

## Leasehold - Share of Freehold

- Two bedroom purpose built apartment
- Top floor position
- Living/dining room
- Separate kitchen
- White bathroom suite
- Use of loft space & fitted storage
- Allocated parking bay
- Further visitors parking
- Walk to Epsom town centre & Ewell Village
- Close to excellent transport links



Enjoying an incredibly practical location that is not only equidistant of both Epsom Town Centre and the heart of Ewell Village, but also offers the choice of three mainline stations nearby.

This wonderfully positioned second floor apartment benefits from an allocated parking space, huge amounts of natural light and well balanced accommodation throughout.

The property is very well presented and offered to the market in good order throughout which really adds to the great feel that you get as soon as you step into the apartment. Coupled with the fact that the property is completely turn key and requires no work, there is also a communal garden to the rear and many open green spaces to enjoy locally, most notably Alexandra Park which is just a short walk away.

In our opinion it warrants immediate inspection to fully appreciate the flexible and spacious accommodation on offer at a competitive price point. Sole agent.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned two bedroom apartment benefits from spacious accommodation, a good amount of storage with use of loft space and an abundance of natural light.

The apartment is set on the second floor of this popular block and is accessed by a flight of stairs from a secure communal entrance.

The property benefits from a spacious open plan living/dining room that links to a small separate fitted kitchen with integrated appliances, impressive double bedroom with lots of space for furniture, generous second bedroom and the modern white bathroom suite.

Further noteworthy points to mention include security entry phone system and an allocated parking space to the front and further visitors parking. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Epsom Town Centre which offers the Ashley Shopping Centre, theatre, cinema and the Rainbow Leisure Centre is less than 2 minutes from the property, Epsom railway station which gives direct links to London is directly opposite the development. Situated between Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.







**Second Floor Flat**

The Stanfords, Epsom Road, Epsom

Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>

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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>	78	82
(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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