



Kingshott House, Epsom

Offers In Excess Of £240,000 Leasehold

- Bright Modern Apartment
- First floor
- Lift access
- Double Bedroom
- High Spec Modern Kitchen
- Integrated Appliances
- Bright Reception Room
- Built in Storage Cupboard
- Close to Station & High Street
- Perfect First Time Buy!

This superb apartment remains in show home condition, with stylish design touches which really add 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 this property is a must see, there are also open green spaces to enjoy locally, most notably Alexandra Park which is just a short walk away.

Kingshott House is a modern block which was converted into apartments around two years ago. The property is offered to the market in exceptional order and would make an ideal pied a terre or first time buy. Just 0.5 miles from Epsom Station, the property really is a must see!



In our opinion it warrants immediate inspection to fully appreciate the bright and immaculate accommodation on offer. Sole agent.

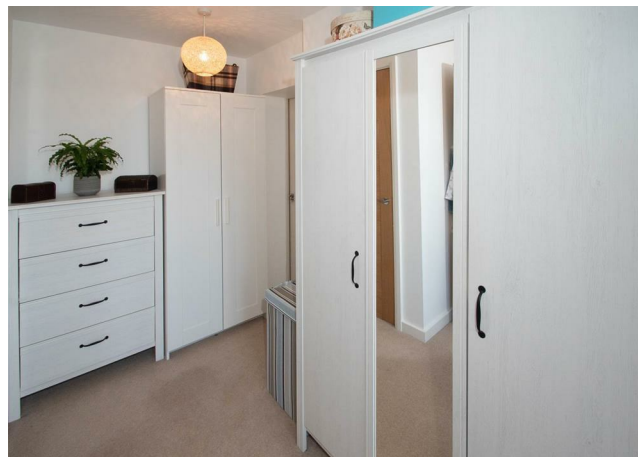
Description: If you are looking for a low maintenance apartment that is ready to move straight into then look no further! Perfect for a single person looking to commute this bright apartment is the ideal base. Realistically priced, we would highly recommend arranging a viewing!

The apartment is set on the first floor of this modern block and is accessed by a secure communal entrance and has lift access. The property benefits from a spacious open plan living/dining room/kitchen with integrated appliances, impressive double

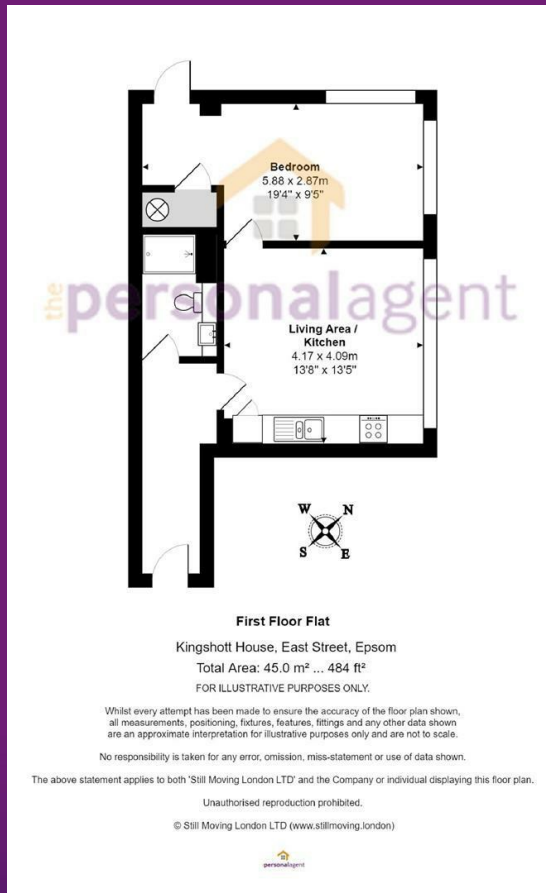
bedroom with lots of space for furniture and the shower room.

Further noteworthy point to mention is the security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Location: Kingshott House is located on East Street between Epsom Town Centre and Ewell Village. Epsom Station is approximately 0.5 miles away and offers excellent links into London. Being on this side of town it is also easy to access the A3, A217 and M25. Epsom High Street offers a wide range of shops, restaurants and amenities, and both Sainsburys and The Rainbow Leisure Centre are just moments away from the apartment.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699


sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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