



Kingshott House, East Street, Epsom KT17 1FA

welcome to

Kingshott House, East Street, Epsom

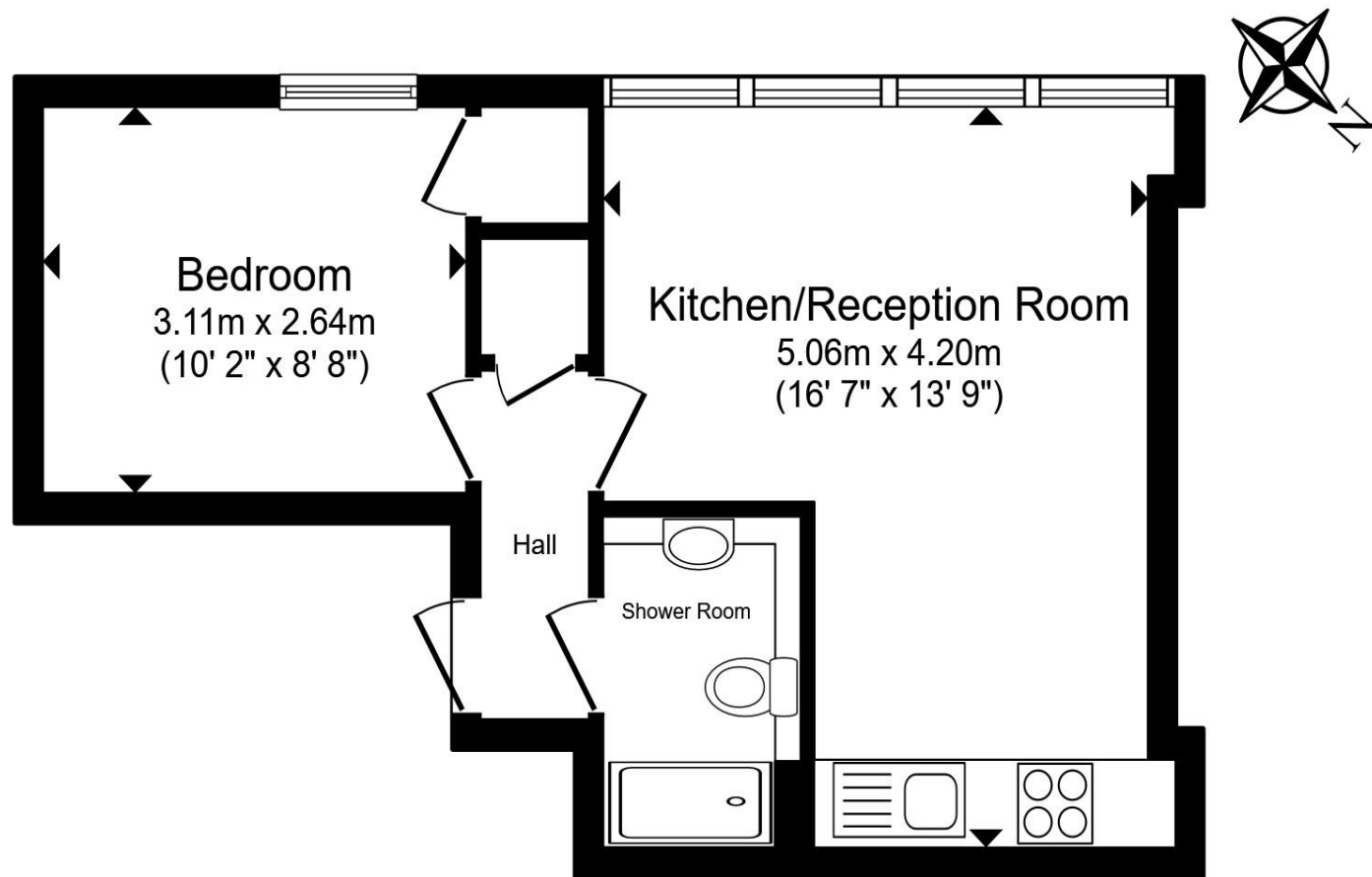
Located on an upper floor of a popular modern development, this well-presented one-bedroom apartment offers stylish and convenient living in the heart of Epsom.

Ideally positioned within easy walking distance of Epsom railway station, the property is perfect for commuters, with frequent direct services to London Waterloo, London Victoria and London Bridge. Epsom town centre is also just moments away, offering an excellent selection of bars, restaurants, cafés and shopping facilities.

The accommodation comprises a welcoming entrance hall, a bright and spacious open-plan kitchen with electric hob & extractor, light filled reception room, a double bedroom and a modern shower room with toilet & basin. The open-plan living space provides ample room for both relaxing and entertaining, while the bedroom benefits from built-in storage.

Residents enjoy the convenience of a secure entry phone system, a welcoming and well-maintained communal reception area and lift access to all floors, making the apartment suitable for a wide range of buyers including first-time purchasers, investors and those looking to downsize. This property also boasts double glazed windows, electric heating throughout & a secure allocated parking space.





Total floor area 32.7 m² (352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Upper Floor Flat
- One Double Bedroom
- Modern Fitted Kitchen
- Allocated Parking Bay
- Secure Entry System & Lifts to all Floors

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110680



Property Ref:
EPS110680 - 0003

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barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom,
Surrey, KT19 8EB



barnardmarcus.co.uk