

The PERSONAL Agent

# College Road, Epsom

Guide Price £260,000

# Flat

## College Road, Epsom

- Double Bedroom
- Bay Fronted Lounge
- No Onward Chain
- Ground Floor Apartment
- Ideal First Time Buy
- Fitted Kitchen
- Modern Shower Room
- Walk to Town & Station
- Garage En Bloc
- Superb Location

Whether you are a first time buyer or looking to downsize this apartment is sure to appeal.

Set in a superb position within an attractive period block, this ground floor flat is offered to the market with no onward chain.

A huge selling point is the fact that it comes with a garage and plenty of communal parking, a rarity for one bedroom apartments.











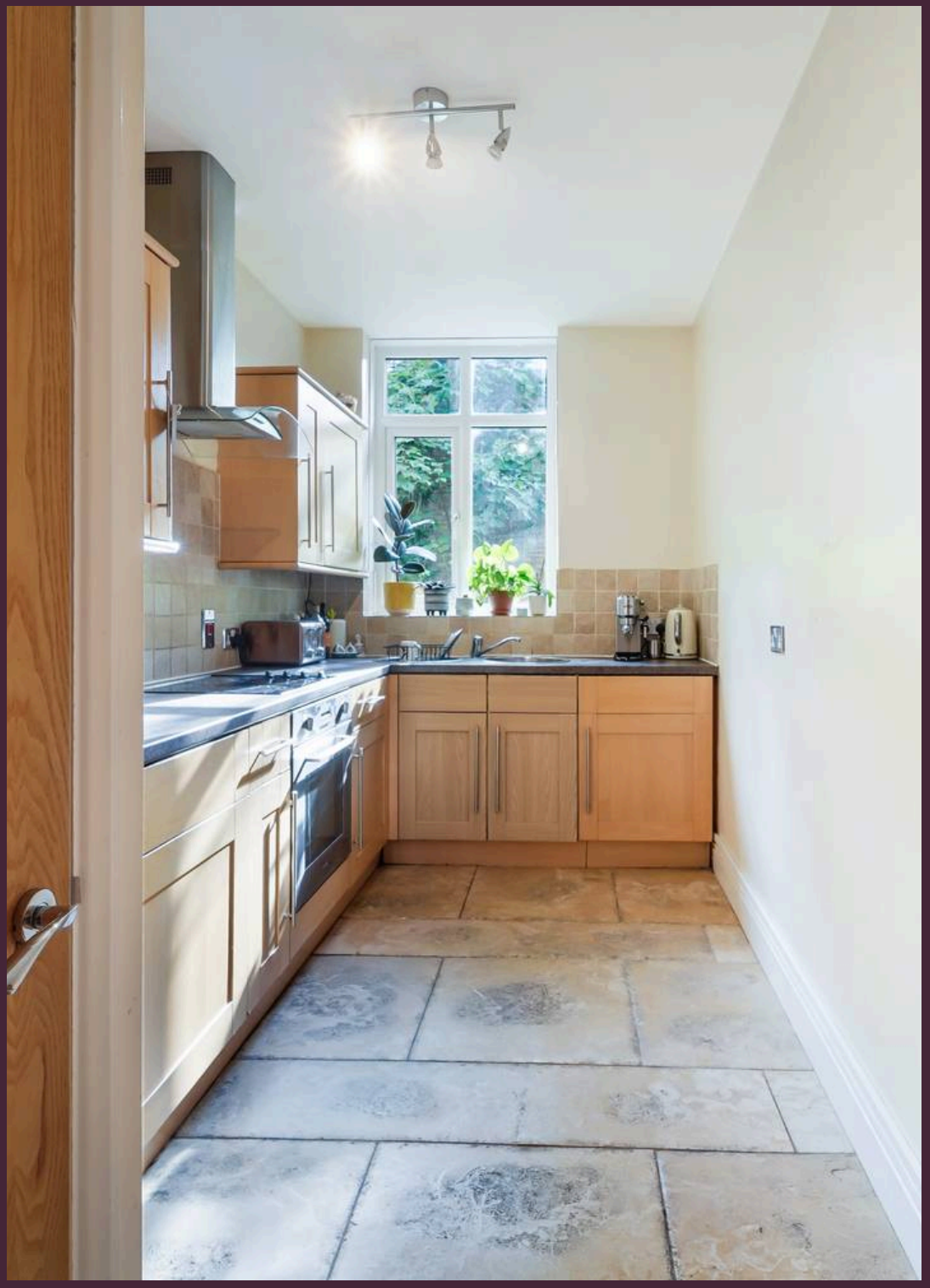

**Description**

Located on the ground floor of this handsome period building that sits within the heart of the desirable College Area of Epsom, this realistically priced apartment enjoys high ceilings, sash windows and is offered to the market with no onward chain.

The property offers a modern kitchen, shower room, spacious double bedroom and bay fronted lounge.

The current owners initially purchased the property as a home and then let it successfully over a number of years.

Set behind an impressive frontage and screened from the quiet residential road by mature trees, the property also enjoys a garage en bloc located to the rear of the main building.



The property is located in the ever popular College Area of Epsom.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts.

The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available and an excellent choice of local schools.

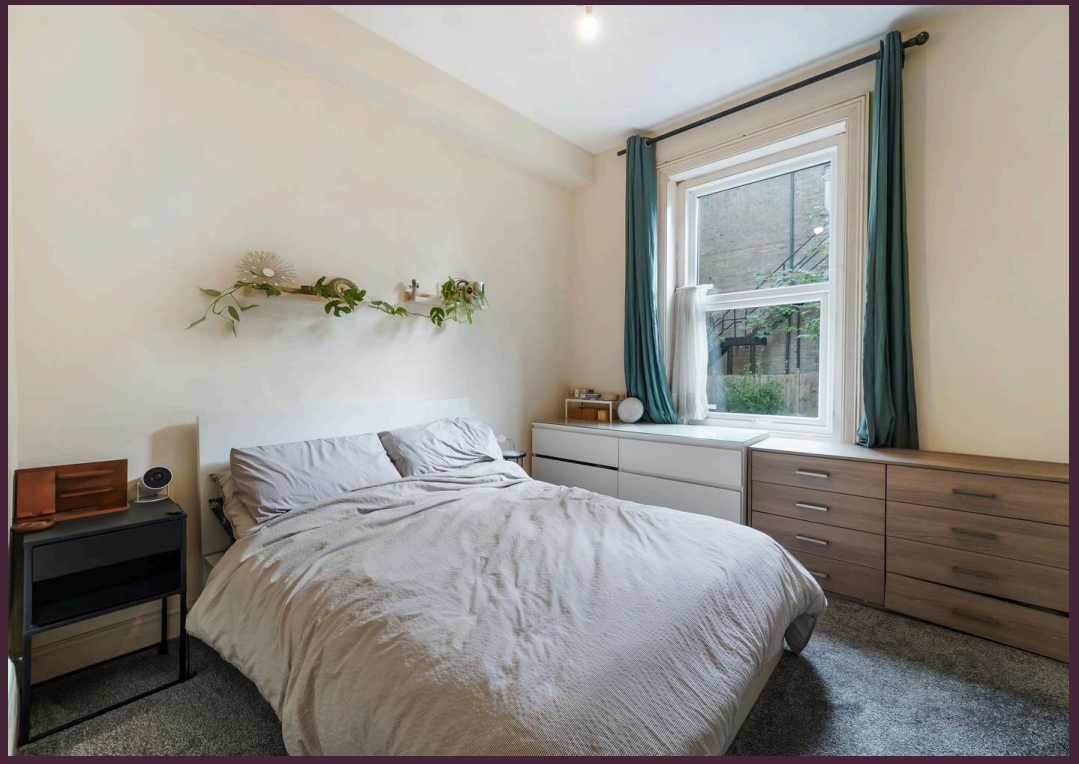
Epsom Station offers a fast, regular service in to London Waterloo, Victoria and London Bridge.

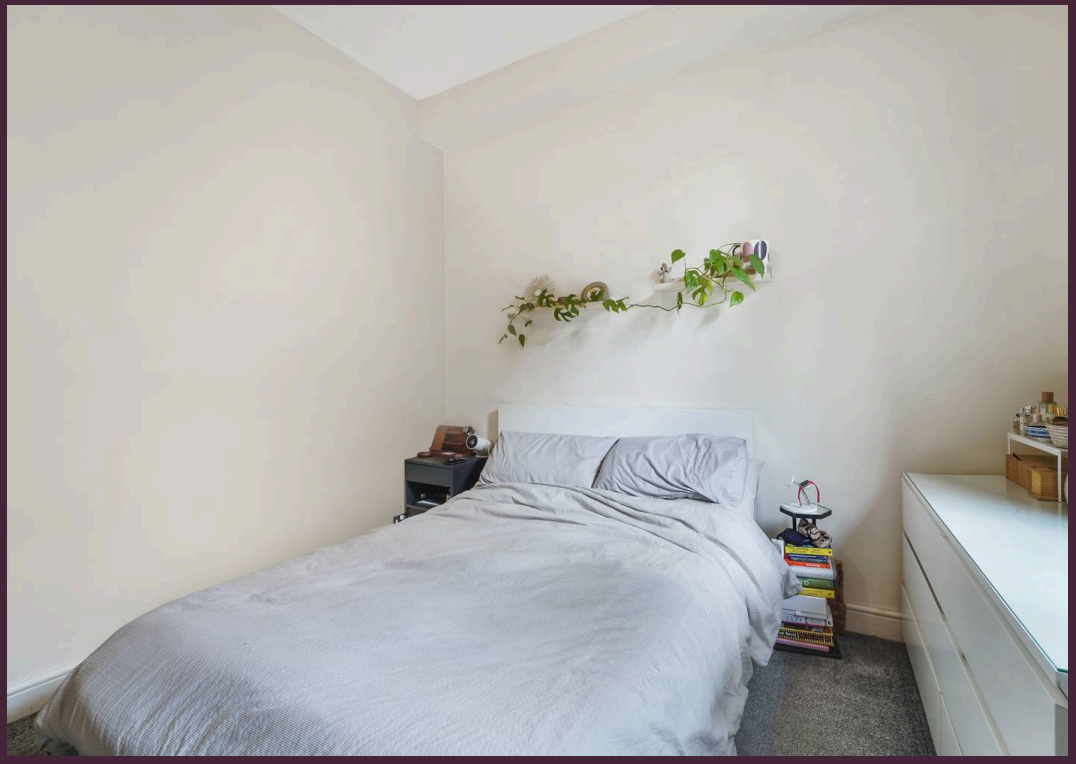
Council Tax band: C

Tenure: Leasehold

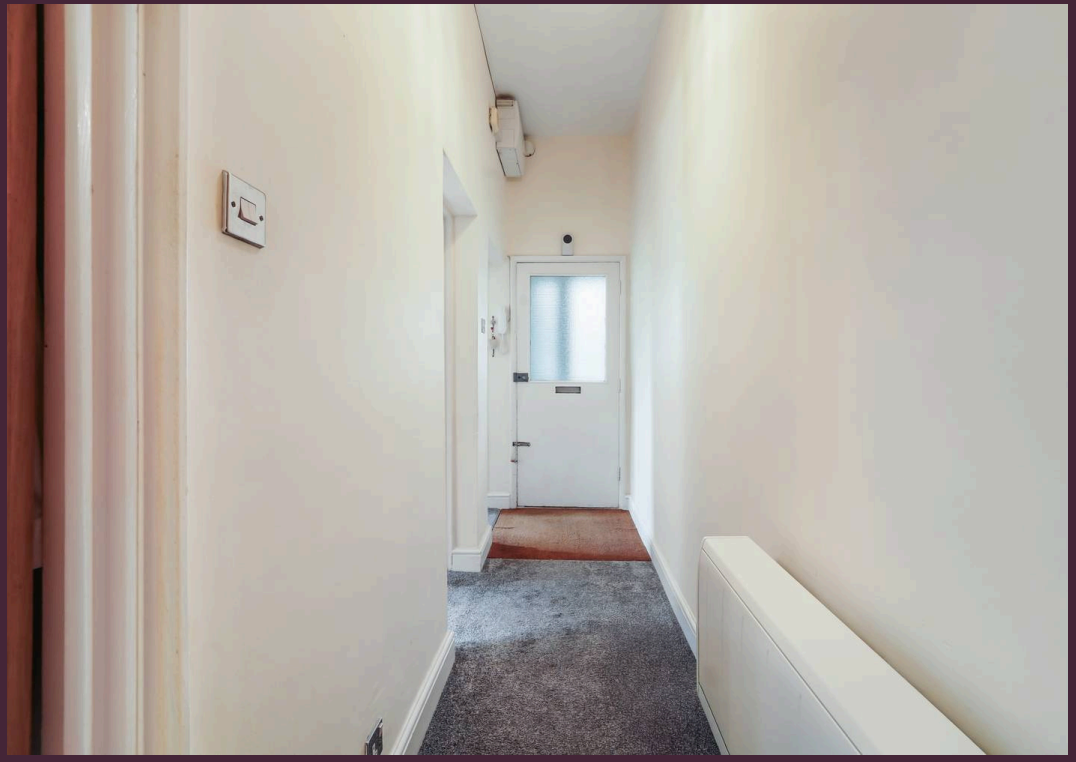
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F









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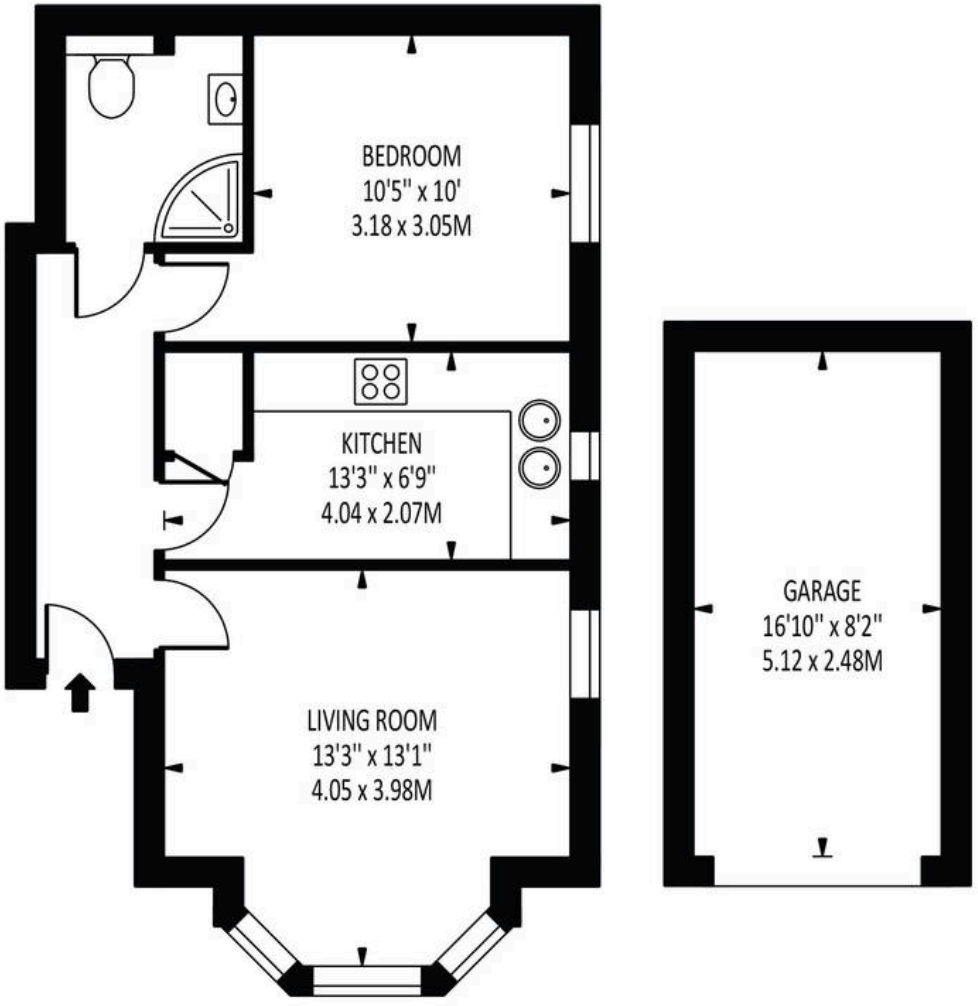
Total Area: 610 SQ FT • 56.65 SQ M
(Including Garage)
Garage Area : 137 SQ FT • 12.70 SQ M




GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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