

The PERSONAL Agent

5 Kings Lodge, 28 Church Street

In Excess of £400,000

Epsom

- Two bedroom top floor apartment
- Open plan kitchen/dining/living space
- Lift service
- Gated development
- Three parking spaces
- Modern four piece bathroom
- Share of Freehold
- Unique octagon layout
- Short walk to Town & Station

The Personal Agent are proud to present this unique and spacious top floor apartment set within a gated development on the periphery of the the sought after College area of Epsom and just a short walk from the Town Centre.

The property was part of a professional conversion in recent years and provides accommodation of 919sq ft, with the apartment enjoying an unusual and seriously impressive octagon shape, which leads to so much natural light filling the rooms from six of its eight sides.

Accessed via a secure gated entrance offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the gated parking and the security entry system to the front door, and with ample fitted cupboards in the property there is an abundance of storage, all of which make Kings Lodge perfect for those wanting to downsize but not downgrade,











Description

This complete turn-key apartment is located on the periphery of the sought after College area of Epsom and is within close proximity of Elizabeth Welchman Gardens and Rosebery Park, not to forget the open spaces of the nearby Epsom Downs. Noteworthy points to mention are high ceilings, large double glazed sash windows, generous entrance hall, 19ft x 17ft reception room/ kitchen/dining space, two double bedrooms and the main bathroom. The property provides secure and secluded living with an excellent level of finish and presentation throughout and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).



Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



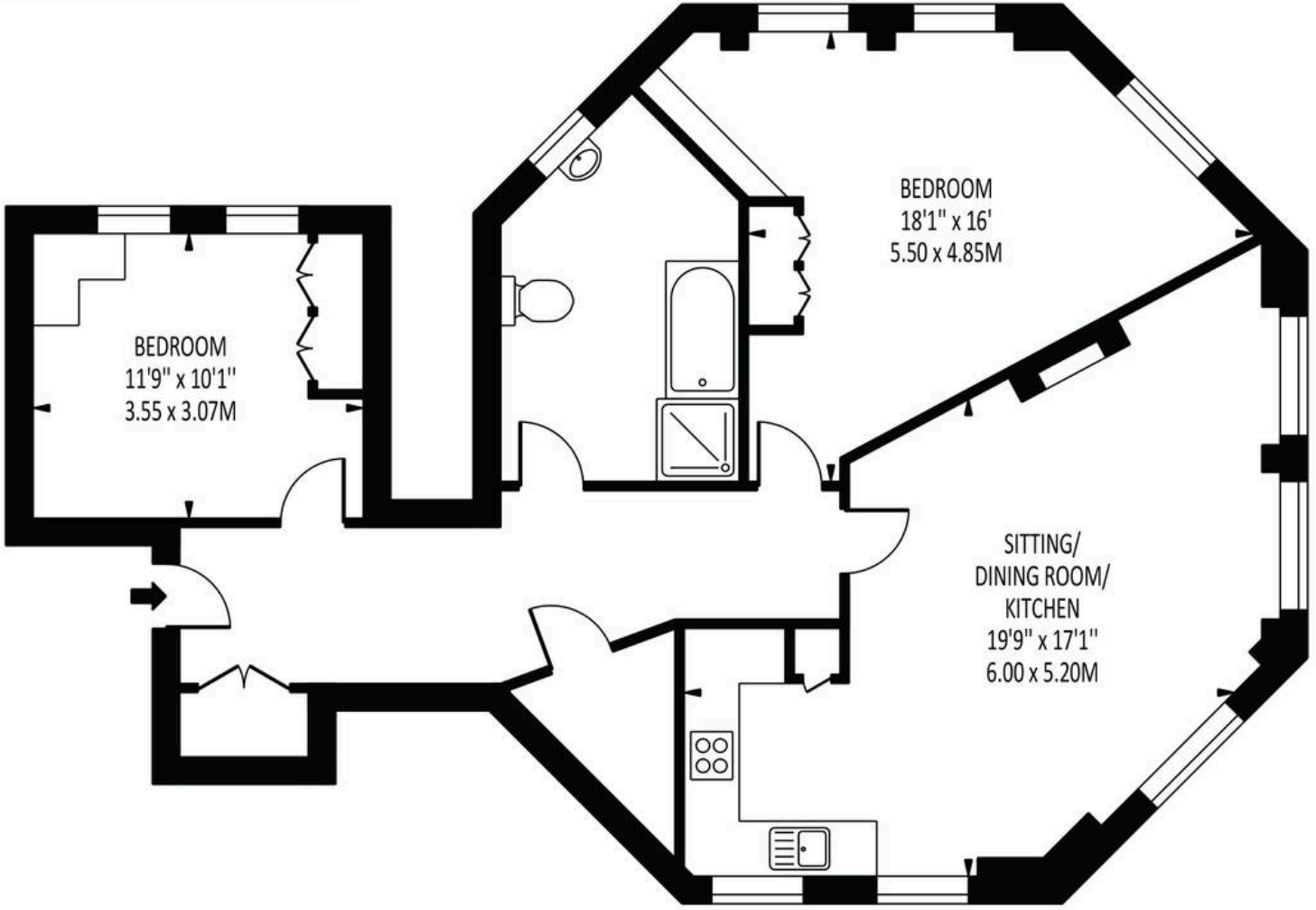

F&M





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Kings Lodge



SECOND 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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