



South Street, Epsom, KT18 7PR



Offers over

£243,000

Leasehold

- Modern Town Centre Apartment
- One Double Bedroom
- Open Plan Kitchen/Living Room
- Integrated Bosch Appliances
- Engineered Oak Floors
- Lift in Block
- Close To High Street
- Close to Mainline Rail Links
- No Onward Chain

A modern and centrally positioned apartment located on the top floor of this attractive block. Set right in the heart of Epsom Town Centre, the property is ready to move straight into and is perfect for a first time buyer or as a pied a terre.

Rutland House is located on South Street, just to the south of Epsom High Street. Perfectly positioned for commuters being just a few minutes walk from Epsom Train Station with direct links into London Waterloo and London Victoria.

Accessed via well maintained communal areas and featuring lift access up to the top floor, the property is presented to the market in excellent order. The apartment is compact but ideal for a single person or young couple.



There is an open plan kitchen/living room with engineered Oak flooring, integrated Bosch appliances, granite worktops and high gloss units. The bathroom is well finished with a white Villeroy & Boch suite and stylish black Granite tiles, and there is a double bedroom.

The property is still well within the NHBC warranty, and further features include access to hyper-optic broadband, Nest thermostat and video-entryphone system.

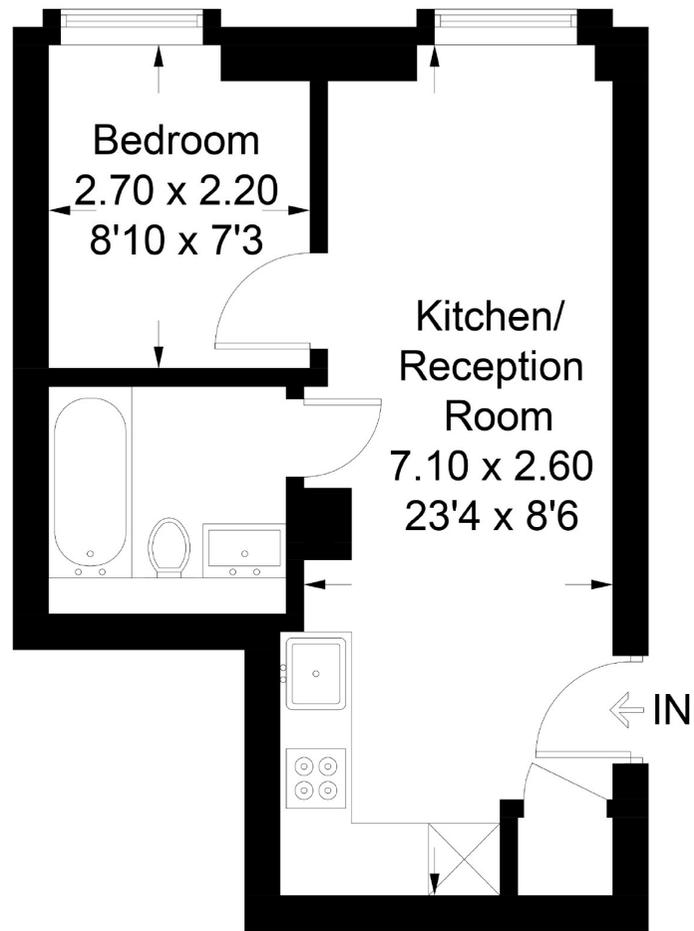
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.



Rutland House

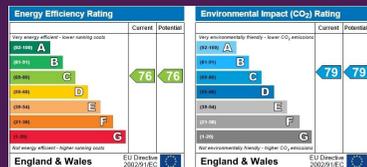
Approximate Gross Internal Area = 28.7 sq m / 309 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID398860)

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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