



Long Walk

Epsom, KT18 5TP

£1,400 Per month



The local agent
thelocalagent.co.uk



78 Long Walk, Epsom, Surrey, KT18 5TP

£1,400 Per month

Superbly presented ground floor flat with communal gardens and own patio area located close to shops, bus routes, schools, woodland and Epsom Downs. The property comprises of a stunning fitted kitchen with hot water tap, a large lounge/diner with access to the Westerly facing patio, two double bedrooms, a re-fitted bathroom with shower, built in wardrobes to main bedroom and two built in storage cupboards.

Other benefits include double glazing, gas central heating, wood flooring and carpets in both bedrooms.

Available Now on a 12 month let
£1615 Dilapidation deposit required
EPC Rating D

Property Features

Ground Floor Flat
Available Now
Westerly Facing Patio
Communal Gardens
Two Double Bedrooms
Modern Fitted Kitchen
Bathroom With Shower
Built In Wardrobe
Two Built In Storage Cupboards
DG & GCH
Close To Amenities

Council Tax Band: C

Tenure:

EPC Rating:D

Total approximate floor area: 615.00 sq ft



Location

The property is on the edge of the open spaces of Epsom Downs and Tattenham Corner with all local amenities nearby including the shopping parade at Tattenham Corner with a train station in zone 6, bus routes, restaurants, a library, doctors and dentist. There is the new gym located just up the road and are also two schools nearby, Shawley Way and Epsom Downs.



Long Walk, Epsom Downs

Ground Floor



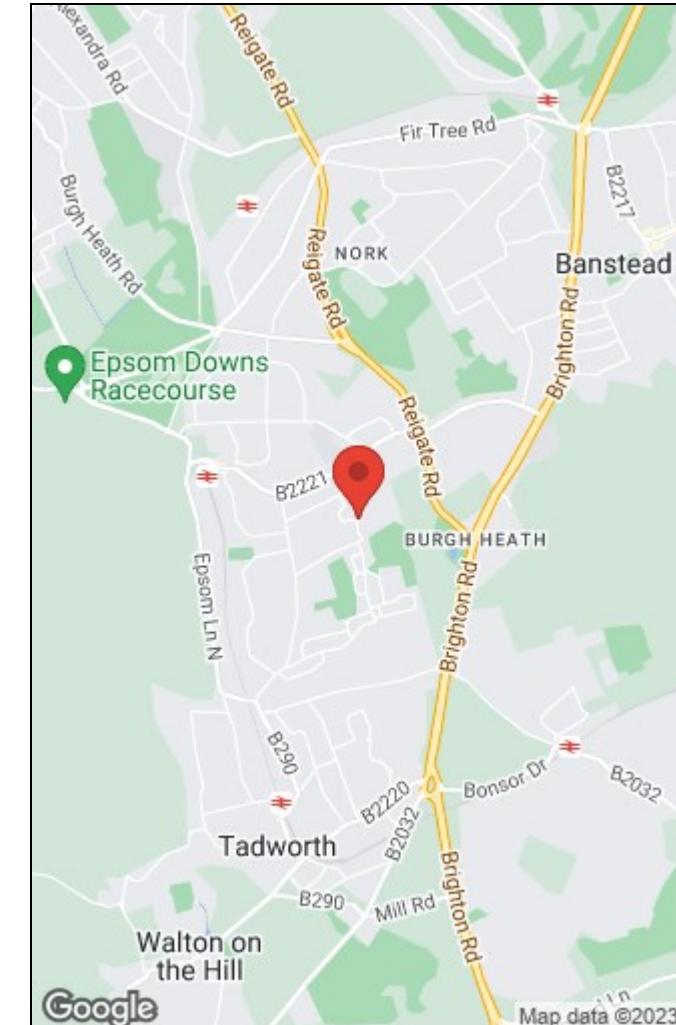
Total Area: 57.2 m² ... 615 ft² (excluding balcony)

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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