



KAYBRIDGE
RESIDENTIAL



Kingston Road, Epsom, Surrey, KT19 0DT
Offers over £250,000

Kingston Road, Epsom, Surrey, KT19 ODT

- Two Bedrooms
- Lounge / Dining Room
- Modern Bathroom Suite
- Double Glazed throughout
- First Floor Apartment
- New Kitchen & Boiler
- Fully refurbished
- No Chain

This first floor apartment is presented to the market in excellent condition and with no chain. A fully refurbished to a very high standard by its current owner.

This two bedroom first floor apartment situated in a very convenient position for fantastic bus routes to Kingston & Epsom as well as both Stoneleigh & Tolworth stations. Boasting a modern kitchen complete with an integrated dishwasher, fridge freezer and oven, cupboard with space for microwave, and there is a newly installed boiler on the wall. The apartment opens into a bright and spacious living/dining room with wiring in place to hang a television on the wall and a newly fitted acoustic ceiling for reducing noise pollution and extra comfort.

There is a utility cupboard in the hallway with plumbing already in place for a washing machine and tumble dryer.





The modern bathroom offers a luxury 'over the bath' shower and vanity unit offering plenty of storage. The master bedroom benefits from fitted wardrobes and there is a second 'large single' bedroom. This fantastic first time buy or investment opportunity benefits from 170 years remaining.

Area

Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

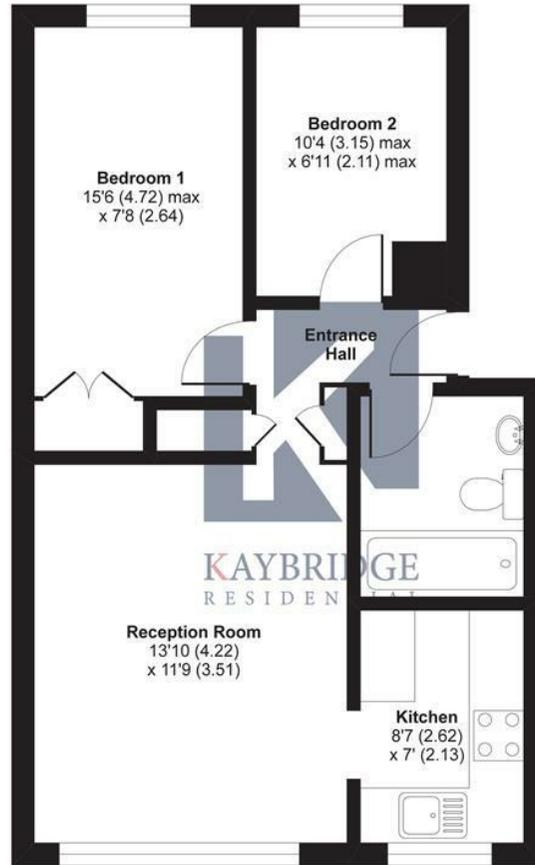
Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



Kingston Road, Epsom, KT19

APPROX. GROSS INTERNAL FLOOR AREA 498 SQ FT 46.3 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC



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