



Flat 39, Hudson House Station Approach, Epsom, KT19 8DJ

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Located in the heart of Epsom, this purpose-built apartment on Station Approach offers a perfect blend of modern living and convenience.

Originally constructed & now sold as a one bedroom apartment, the current vendor has adapted the living accommodation which now incorporates a further room. The bedroom benefits from a balcony. The open plan living room/kitchen, creating an ideal space for entertaining or enjoying day to day life at home. The bathroom is fitted with a white suite, bath, wash basin & wc.



Convenience of a prime location directly opposite Epsom station makes commuting easy, while the all the local amenities of Epsom are right on your doorstep.

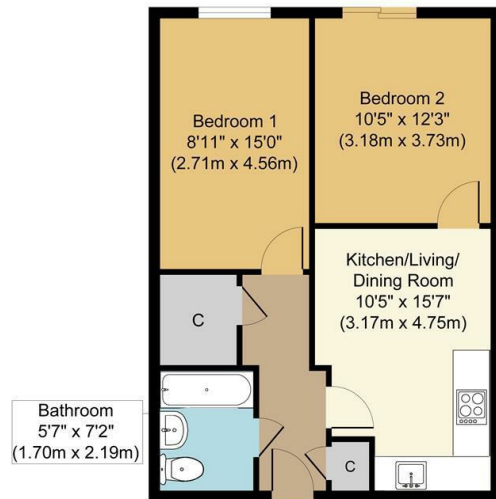
Lease - Circa 105yrs remaining
Service charge - £6,600pa
Ground Rent - £200pa

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Guide Price £220,000



Floor plan



Approximate Floor Area
558 sq. ft
(51.83 sq. m)

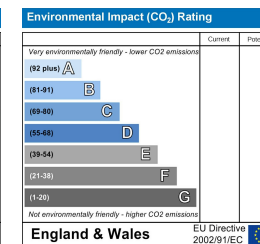
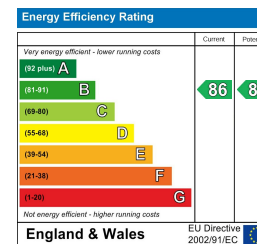


Station Approach, KT17

Approx. Gross Internal Floor Area 558 sq. ft / 51.83 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



TENURE: Leasehold
Council Tax Band: C

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.