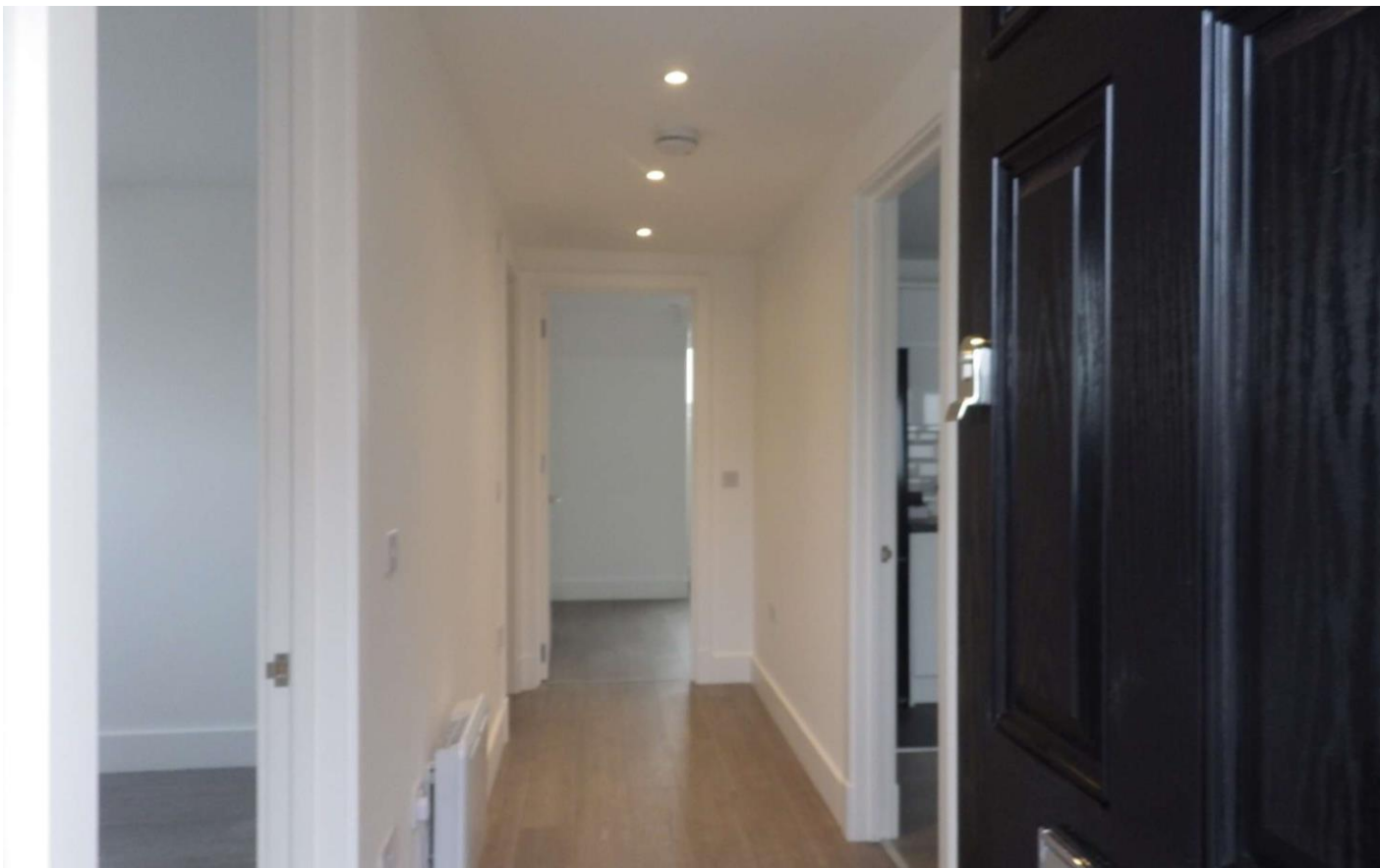


TO LET





HIGH STREET

EPSOM, KT19 8AJ

**Third Floor Luxury Two Bedroom Apartment with
Ensuite
City Centre Location
En Suite Bathroom
Viewing Highly Recommended**

Stunning two bedroom apartment located on the Third floor above commercial premises in the heart of Epsom town centre, providing stylish accommodation with spotlights throughout, wood effect flooring, fully tiled shower room and en-suite, electric storage heaters with smart meter.

The property is ideally positioned for Leisure facilities, restaurants and shops and is a short walk from Epsom train station which has links to London Waterloo and Victoria.



THIRD FLOOR

KITCHEN 12'6" × 14'9" (3.80m × 4.50m)

White floor and wall mounted soft close units complimented with matt black handles and worktop inset with stainless steel single drainer sink unit with mixer tap, black appliances comprising of - Kenwood slimline dishwasher, Indesit washer dryer, 60/40 Fridgemaster fridge/freezer, Russell Hobbs single oven with electric ceramic hob with black extractor hood with light above.

LIVING AREA

Wood effect flooring, spotlights, off white roller blinds, marble effect window sills, power and T.V/phone points.

MAIN BEDROOM 18'4" × 11'2" (5.60m × 3.40m)

Spotlights, wood effect flooring, fitted storage cupboards in eaves and power points, wall mounted storage heater.

EN-SUITE 4'11" × 6'7" (1.50m × 2m)

Fully tiled with white bathroom suite of panel bath with stainless steel mixer tap, low level W.C with enclosed cistern, pedestal hand basin with stainless steel mixer tap, wall mounted mirror and heated towel rail.

BEDROOM 8'6" × 17'5" (2.60m × 5.30m)

Spotlights, fitted storage cupboards in eaves, power points, wall mounted storage heater

SHOWER ROOM 5'7" × 6'7" (1.70m × 2m)

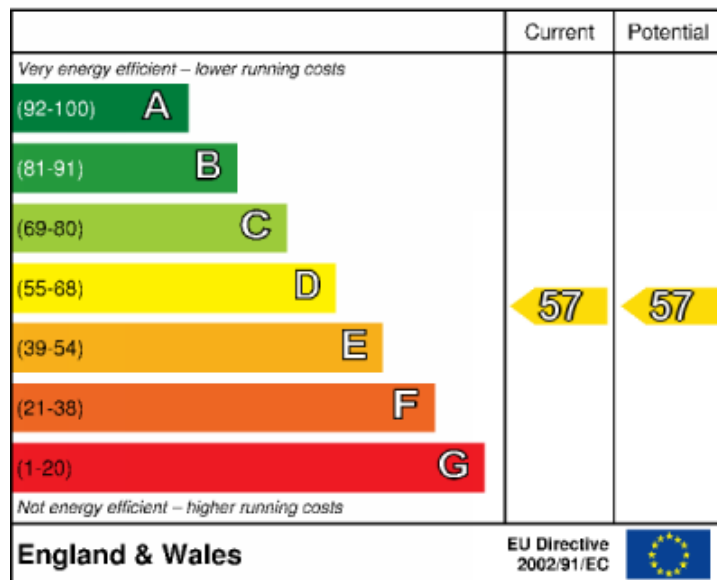
Stainless steel shower enclosed with glass screen, white low level W.C with enclosed cistern, pedestal hand basin with stainless steel mixer tap, large wall mounted mirror and wall mounted heated towel rail



Energy Performance Certificate

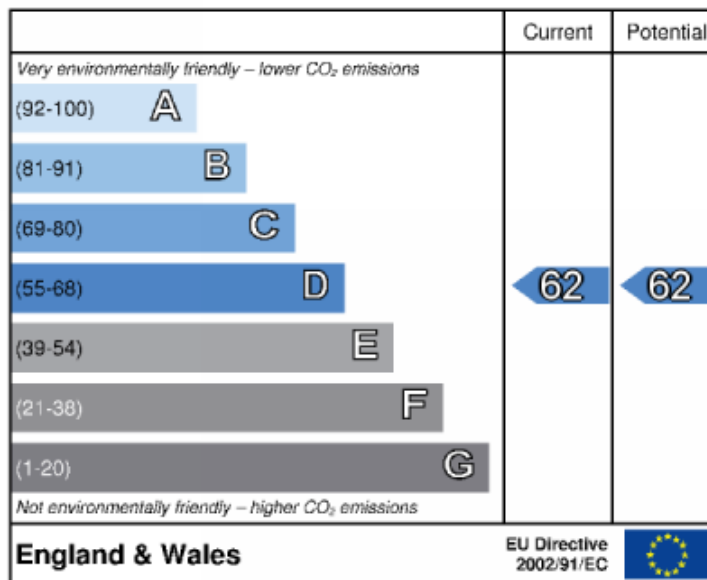


Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**

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