

TO LET







44 HIGH STREET

EPSOM, KT19 8AJ

Four First and Second Floor Luxury One Bedroom Apartments

Fully Fitted Kitchen with Open Plan Living Area

City Centre Location

Public Transport

Viewing Highly Recommended

Four stunning one bedroom apartments situated on the first and second floors above commercial premises in the heart of Epsom town centre, providing stylish accommodation with spotlights throughout, wood effect flooring, fully tiled bathroom, electric storage heaters with smart meters installed. 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.





FIRST FLOOR

BEDROOM 15'5" × 10'10" (4.70m × 3.30m)
Triple door wardrobe with internal storage and shelving.
Spotlights, wood effect flooring, power points, electric storage heater, roller blinds

HALLWAY
Wood effect flooring, marble effect doorstep into the property, entry phone system, storage cupboard

KITCHEN/LIVING AREA 17'1" × 12'10" (5.20m × 3.90m)
White floor and wall mounted soft close units with matt black handles complimented with black 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 inset electric ceramic hobb with black extractor with light above.

BATHROOM 6'11" × 5'11" (2.10m × 1.80m)
Fully tiled walls and floor, white bathroom suite comprising of panel bath with stainless steel mixer tap and shower above, glass shower screen, low level toilet with consealed cistern and pedestal hand basin with stainless steel mixer tap, large wall mounted mirror. Wall mounted heated towel rail.

HALLWAY
Marble effect doorstep into property, entry phone system, storage heater, wood effect flooring

KITCHEN 13'9" × 15'9" (4.20m × 4.80m)
White floor and wall mounted soft close units with matt black handles complimented with black worktop inset with stainless steel single drainer sink unit with mixer tap, black appliances - Kenwood slimline dishwasher, Indesit washer dryer, 60/40 Fridgemaster fridge/freezer, Russell Hobbs single oven, electric ceramic hob with black extractor hood and light above

LIVING AREA
Tri-aspect windows, wood effect flooring, spotlights, power points with TV/phone points, sparkle effect window sills, light grey roller blinds

BATHROOM 6'7" × 5'7" (2m × 1.70m)
Fully tiled walls and floor, white bathroom suite comprising of panel bath with stainless steel mixer tap and shower above, glass shower screen, low level toilet with consealed cistern and pedestal hand basin with stainless steel mixer tap, large wall mounted mirror. Wall mounted heated towel rail.

BEDROOM 13'1" × 16'1" (4m × 4.90m)
Double wardrobe, Spotlights, wood effect flooring, power points, electric storage heater, roller blinds, sparkle effect window sills.

SECOND FLOOR

KITCHEN 17'1" × 10'2" (5.21m × 3.10m)
White floor and wall mounted soft close units with matt black handles complimented with black worktop inset with stainless steel single drainer sink unit with mixer tap, black appliances - Kenwood slimline dishwasher, 60/40 Fridgemaster fridge/freezer, Russell Hobbs single oven, electric ceramic hob with black extractor hood and light above

LIVING AREA
Wood effect flooring, spotlight, Cream sparkle window sills, storage cupboard housing white Indesit washer dryer

BEDROOM 8'2" × 10'10" (2.50m × 3.30m)
Wood effect flooring, power points, light grey roller blinds, electric storage heater

BATHROOM 7'3" × 5'11" (2.20m × 1.80m)
Fully tiled walls and floor, white bathroom suite comprising of panel bath with stainless steel mixer tap and shower above, glass shower screen, low level toilet with consealed cistern and pedestal hand basin with stainless steel mixer tap, large wall mounted mirror. Wall mounted heated towel rail.

HALLWAY
'L' shaped with storage cupboard housing white Indesit washer dryer, wood effect flooring, entry phone system, storage heater

BEDROOM 13'5" × 12'2" (4.10m × 3.70m)
Sliding door wardrobe, Spotlights, wood effect flooring, power points, electric storage heater, roller blinds, mocha colour window sills,

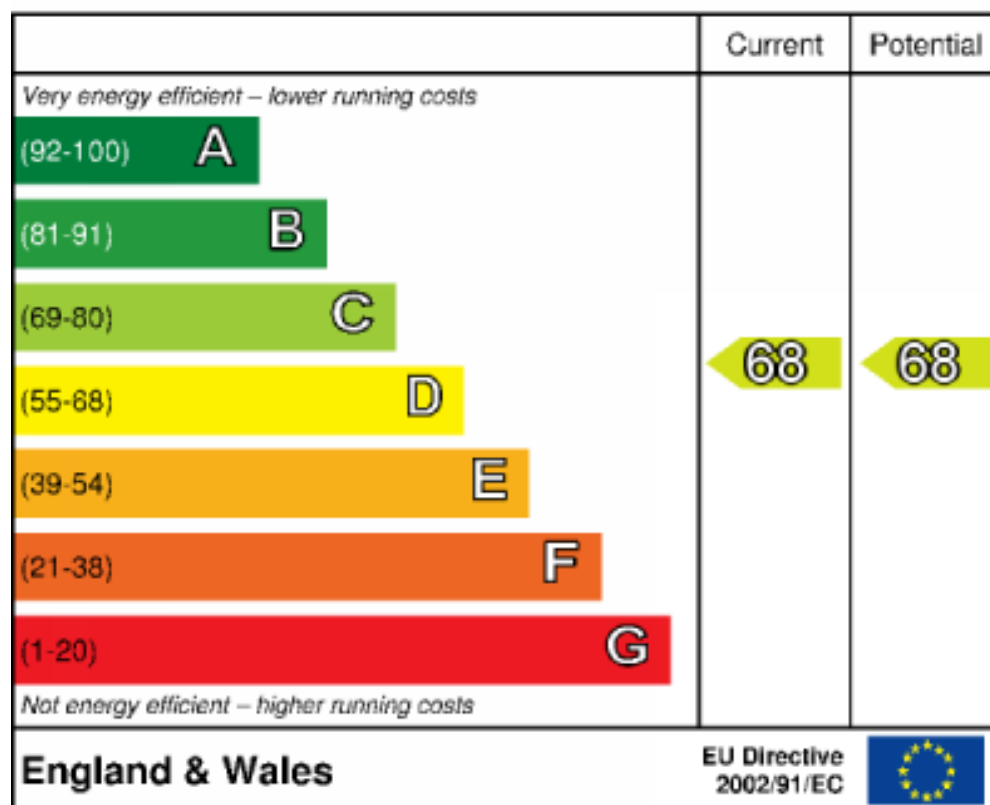
BATHROOM 6'3" × 5'7" (1.90m × 1.70m)
Fully tiled walls and floor, white bathroom suite comprising of panel bath with stainless steel mixer tap and shower above, glass shower screen, low level toilet with consealed cistern and pedestal hand basin with stainless steel mixer tap, large wall mounted mirror. Wall mounted heated towel rail.





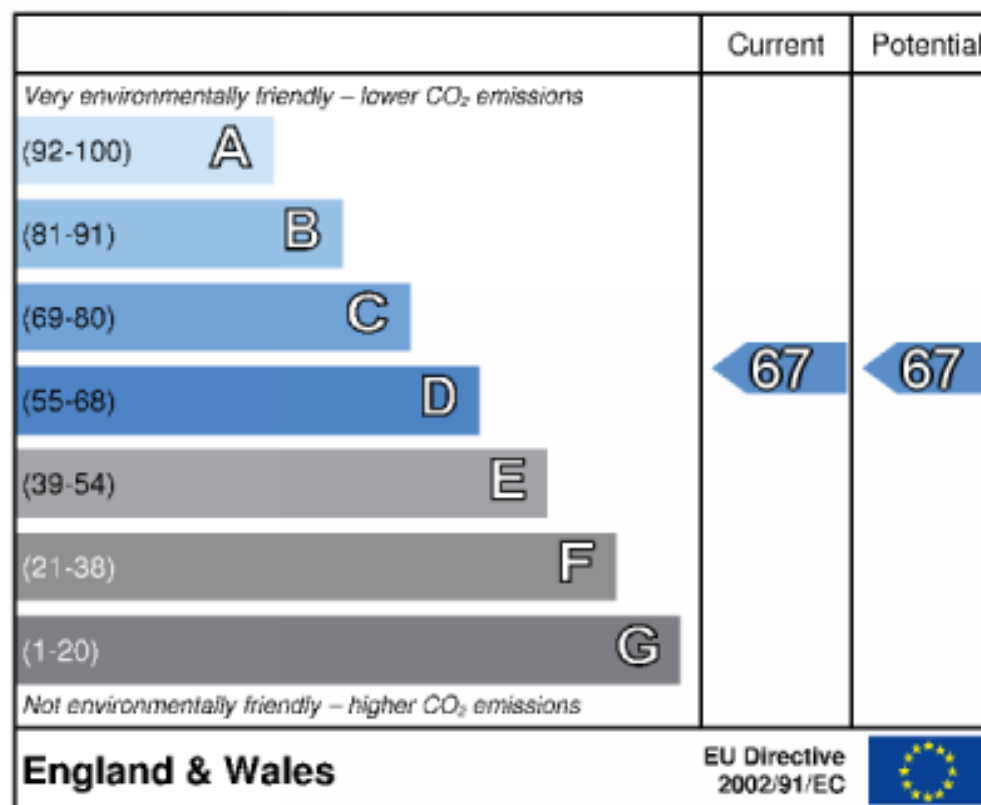
Energy Performance Certificate

Energy Efficiency Rating

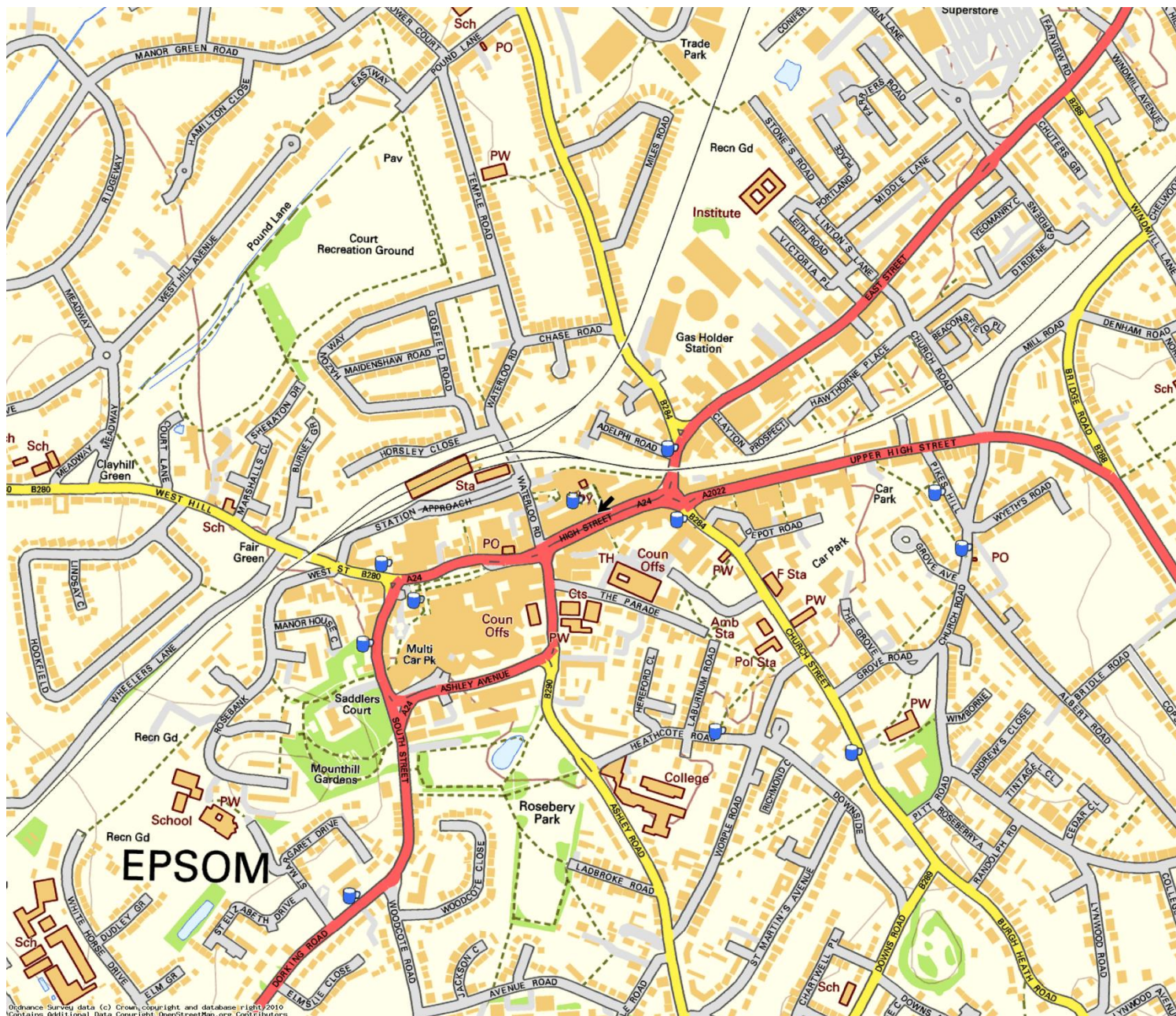


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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