



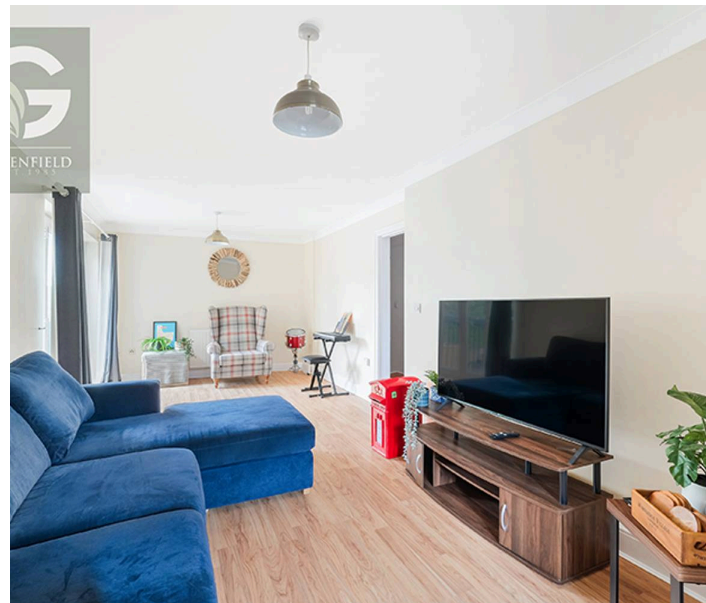
Flat 5, St. Georges Court, 184 East Street, Epsom, SURREY – KT17 1ER

Flat 5

St. Georges Court, Epsom

- Spacious 2 bed 2 bath first floor apartment with share of freehold
- Share of freehold with balance of 999 year lease
- Situated between Epsom town centre & Ewell Village
- Principal bedroom with en-suite and generous sized 2nd bedroom
- Open plan living room to modern fitted kitchen
- Allocated parking plus visitors spaces
- Security entryphone system
- Excellent condition throughout

SPACIOUS & MODERN 2 BED FIRST FLOOR APARTMENT – Welcome to this well presented two bedroom, two bathroom first floor apartment, offering a perfect blend of modern living and convenience. Set within a well-maintained development between Epsom town centre & Ewell Village and close to Sainsburys superstore at Kiln Lane, this spacious flat is ideal for professionals, couples, or families looking for a comfortable and stylish apartment. The property boasts a share of freehold with a balance of a 999 year lease (giving you peace of mind for years to come), and is in excellent condition throughout. Step inside to find a welcoming entrance hall with security entryphone system, leading to an impressive open plan living room and a modern fitted kitchen.





Flat 5

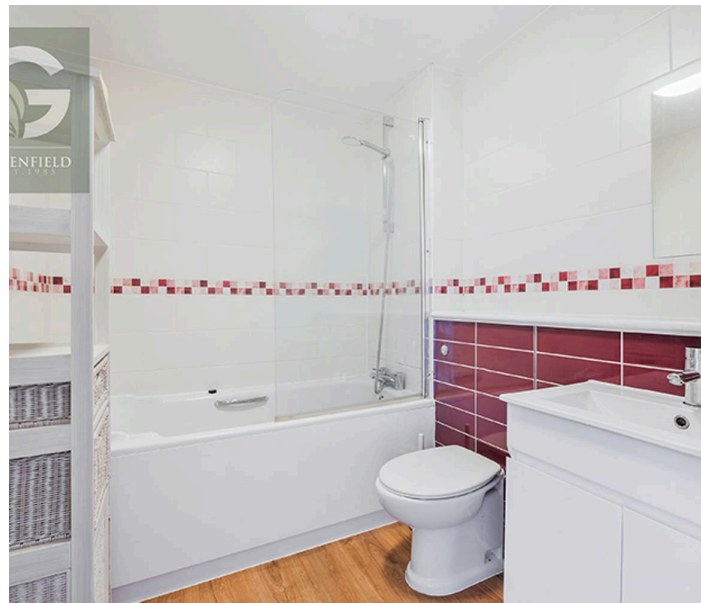
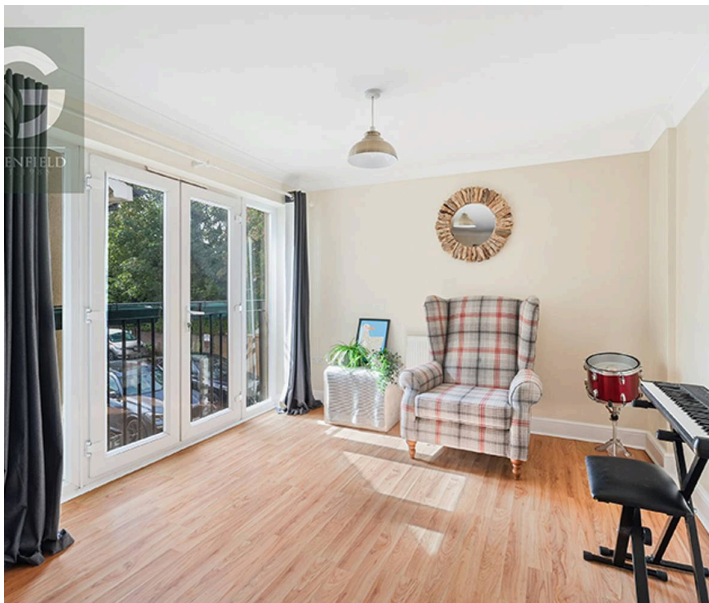
St. Georges Court, Epsom

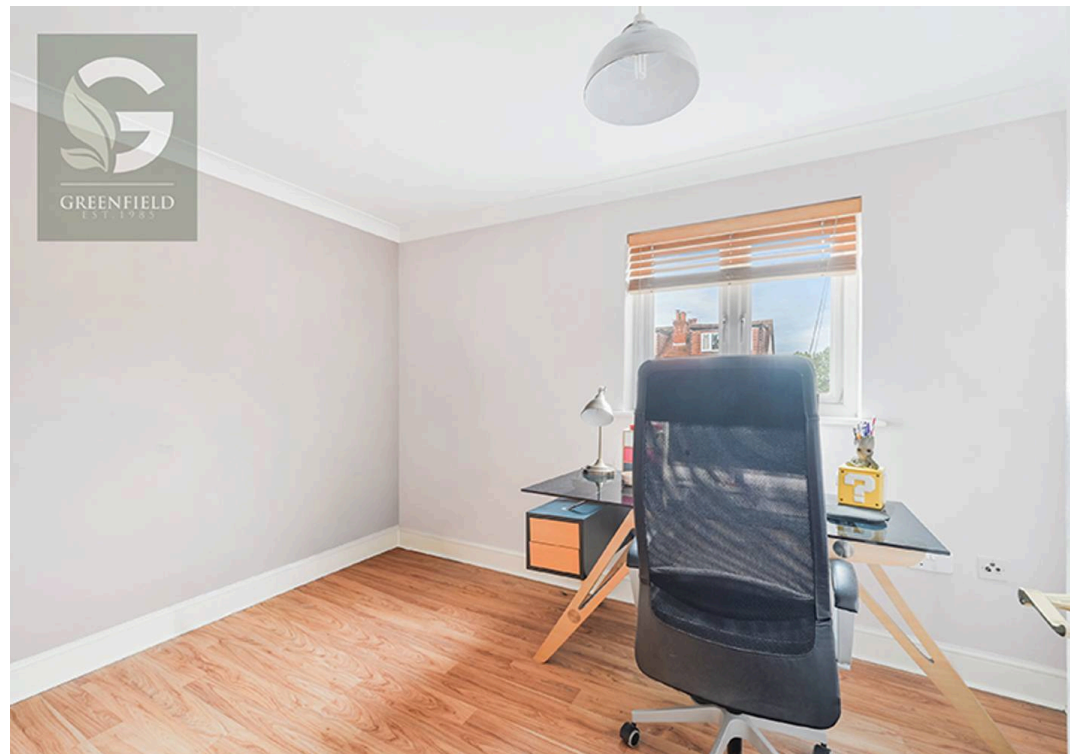
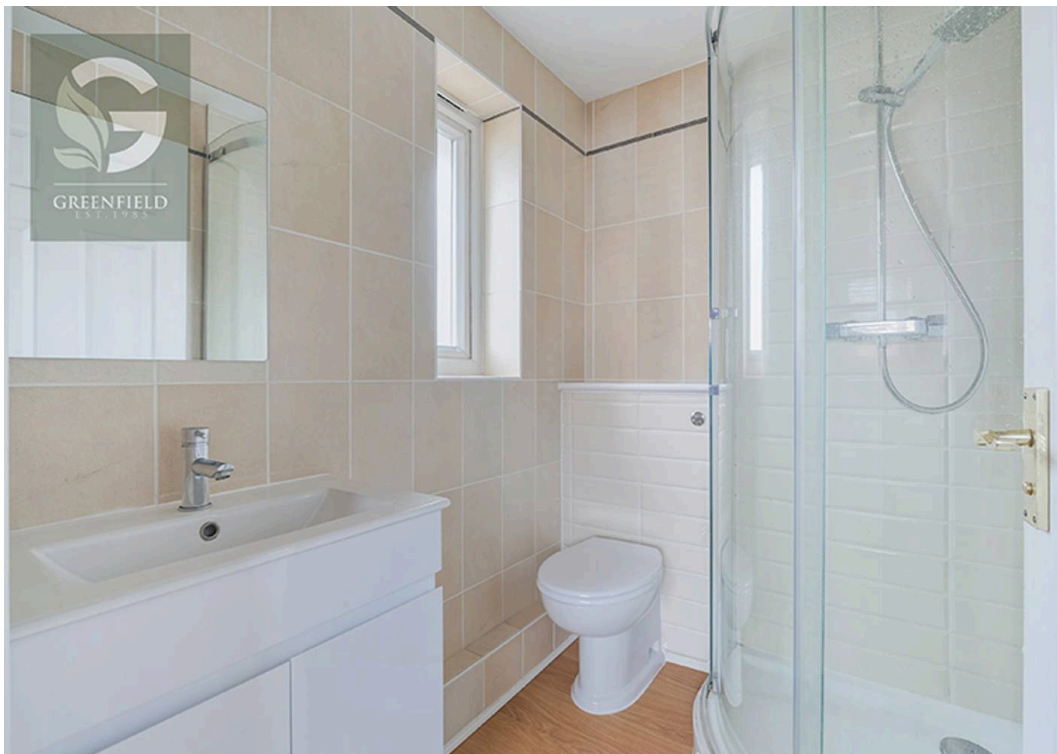
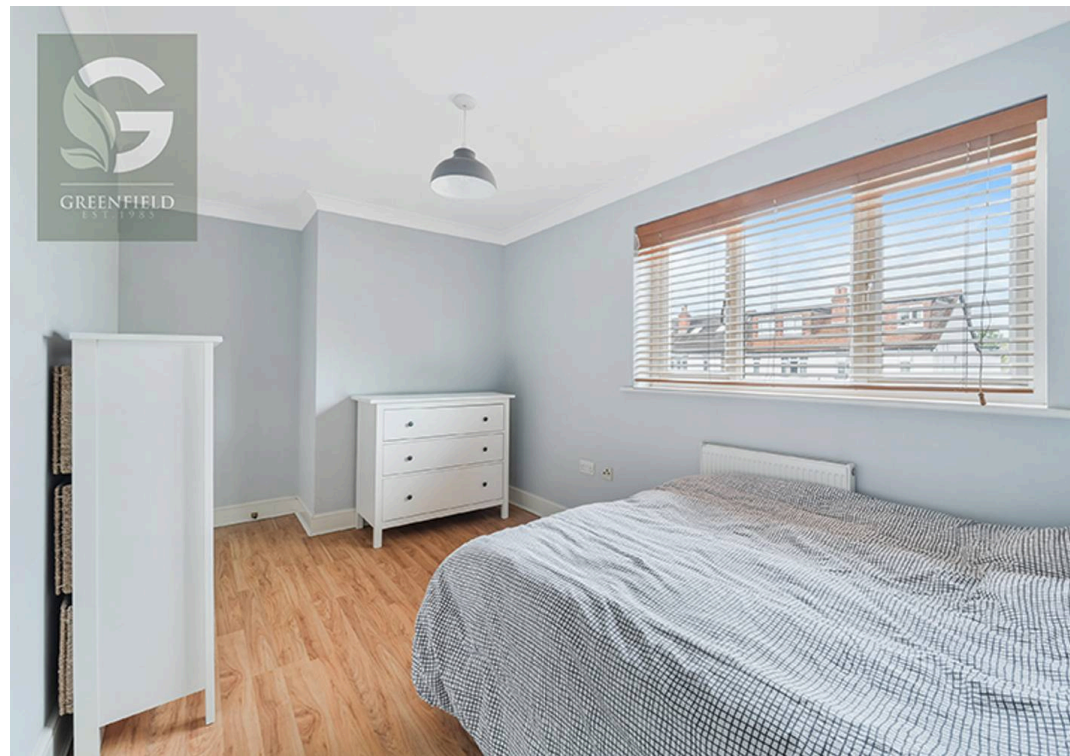
The principal bedroom features an en-suite shower room, while the second bedroom is generously sized and served by a well-appointed family bathroom. Additional perks include allocated parking, visitor spaces for your guests. With its light-filled interiors and thoughtful layout, this home offers a wonderful setting for modern living.

The location is fantastic, with both Epsom's vibrant town centre and the charming Ewell Village within easy reach, offering a great mix of shops, restaurants, parks, and transport links. For commuters, you're well connected by rail and road, while those who love the outdoors will appreciate the nearby green spaces and recreational facilities. This apartment really does offer the best of both worlds with everything you need close by.

Council Tax band: D

Tenure: Share of Freehold

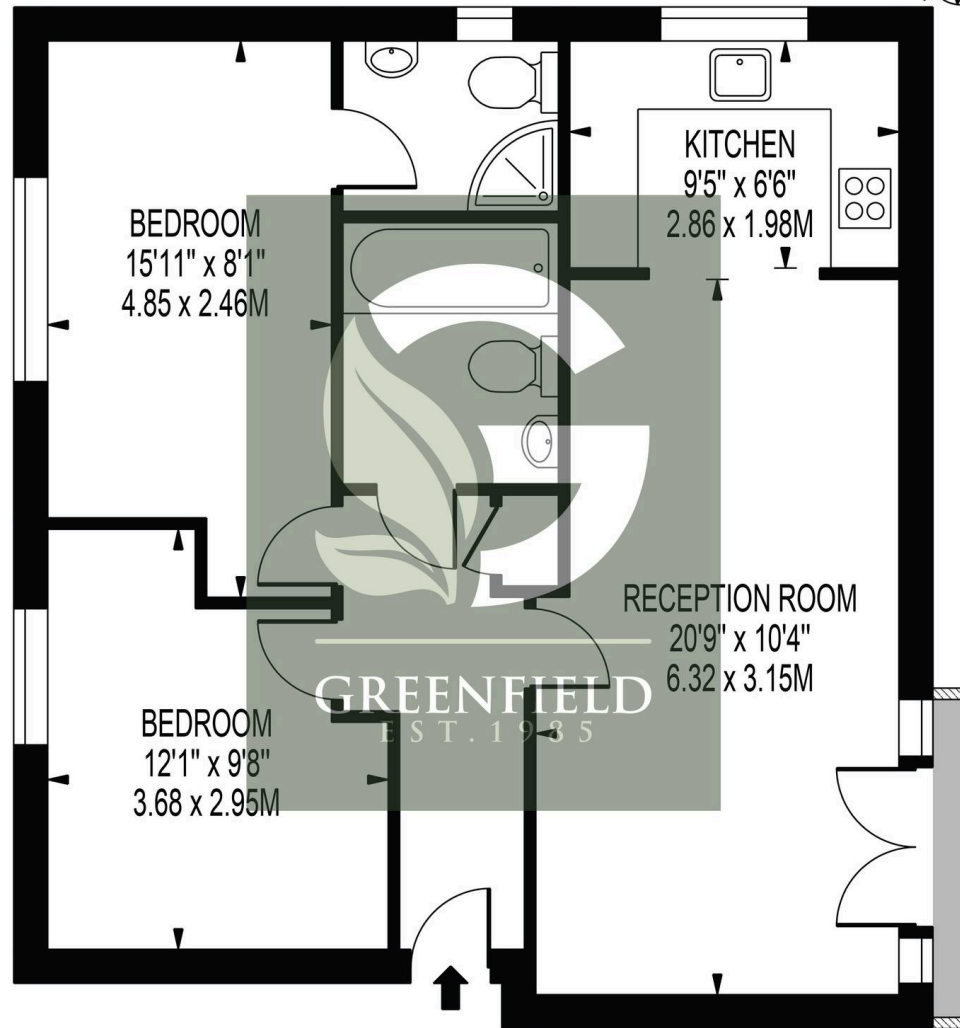






ST. GEORGE'S COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 660 SQ FT - 61.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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