



Ryebrook Studios, Woodcote Side, Epsom, KT18 7HD

Asking Price: £410,000

Gascoigne-Pees







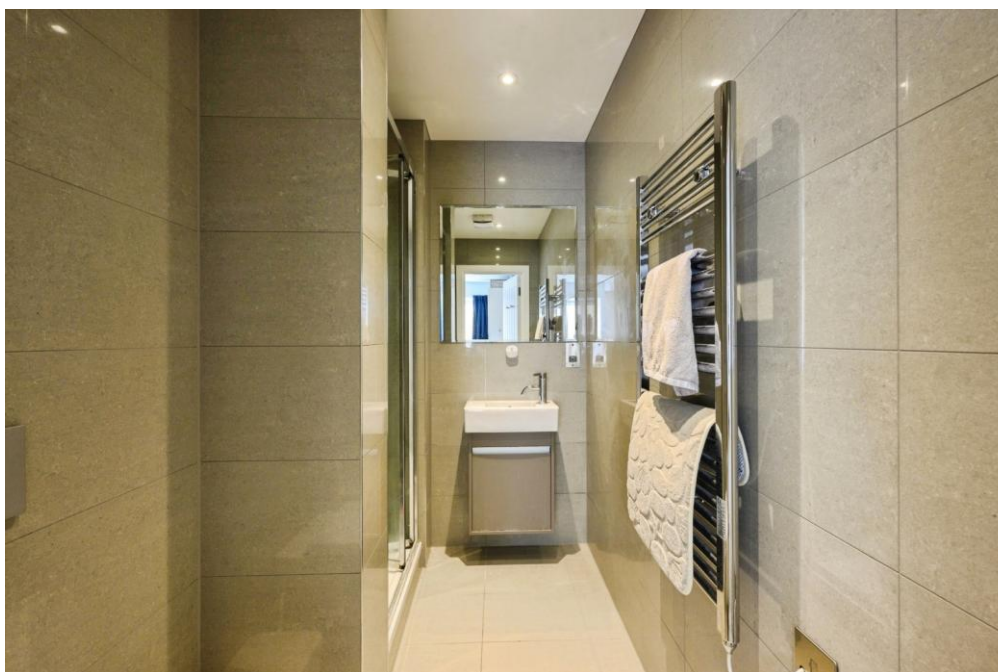
Situated in the highly sought after Woodcote area of Epsom, just moments from acres of beautiful woodland, this superb two bedroom first floor apartment offers spacious, contemporary accommodation and the added benefit of allocated parking.

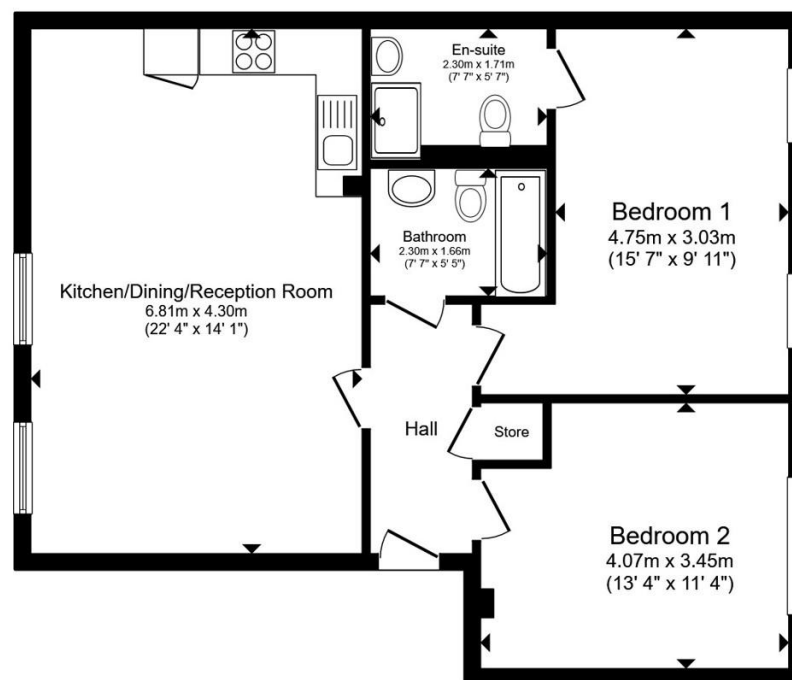
Accessed via a secure communal entrance with a video entry phone system, the property opens into a welcoming entrance hall featuring a useful storage cupboard. The impressive principal bedroom is particularly bright and airy, thanks to its dual windows, and benefits from a stylish en-suite shower room. There is a second generously sized bedroom and a modern family bathroom.

The heart of the home is the bright and spacious open-plan living, dining and kitchen area, providing an ideal space for both relaxing and entertaining. The modern kitchen is fitted with a range of wall and base units, quality work surfaces, and integrated appliances.

Externally, the property benefits from allocated parking, additional visitor parking, and easy access to nearby woodland walks.

Perfectly situated just moments from the RAC golf & country club, and close proximity of Epsom Common, whilst Epsom town centre with its leisure and retail facilities as well as mainline station providing direct access to London is only a short distance away.





First Floor

Total floor area 72.9 m² (785 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£1,500**

Years Left on Lease: **120**

Ground Rent: **£300**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

T: 01372 376633

E: leatherhead@gpees.co.uk

London House, 29 Church Street, Leatherhead, Surrey, KT22 8EP

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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