Eastons
Property Made Simple













DPS PRS Property Redress Scheme ico. Information Commissioner's Office rightmove find your happy Zoopla Smarter property search CMP Client Money Protect THE GUILD PROPERTY PROFESSIONALS

Eastons
Property Made Simple

EAST STREET, EPSOM, SURREY, KT17 1EZ



£1,000 PCM
Available January 2027

Eastons Estate Agents are pleased to offer a one bedroom ground floor apartment with court yard, located just over half a mile to Epsom Station.

PROPERTY

A one bedroom ground floor flat located just over half a mile into Epsom town centre and mainline station. The apartment comprises a lounge, kitchen, bedroom with door leading onto a private courtyard, shower room. The property is unfurnished and available January 2027. Please note, that there is no parking.

LOCATION

Epsom is situated on the outskirts of London on the edge of Epsom Downs, famous for its racecourse, which plays host to the Derby. With a colourful local market every week and an abundance of leisure activities, restaurants and bars, Epsom really does offer variety that caters for the traditional and the trendy.

KEY FEATURES

- **One Bedroom Ground Floor Flat**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Own Court Yard Area**
- **0.5 Miles To Epsom Station**
- **No parking**
- **Council Tax B**
- **EPC Rating D**

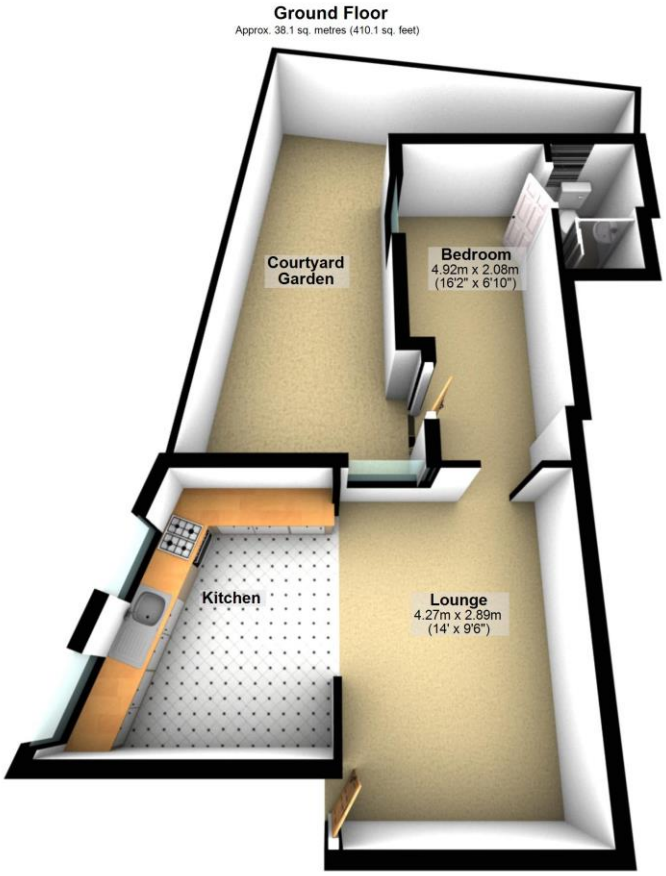
Eastons Lettings
Tel: 01372 722 727
Email: lettings@eastons.co.uk
Website: www.eastons.co.uk

Eastons Residential Management
Tel: 020 3002 9476
Email: management@eastons.co.uk
Website: www.eastons.co.uk

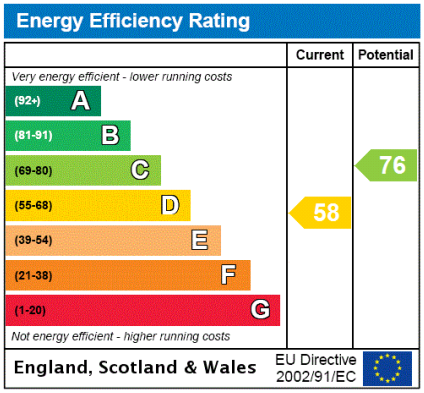
If you would like to receive our electronic Newsletters please contact us on one of the numbers above.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) we must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property. The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

FLOORPLAN



Total area: approx. 38.1 sq. metres (410.1 sq. feet)



We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location.

Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety