



All enquiries Ref: Kristian Georgiou

- Long leasehold second floor purpose built self-contained flat
- Full vacant possession

Location:

The property is situated on Station Approach. Public transport links include Epsom Mainline Railway Station, which is located immediately adjacent to the property, together with a network of local bus services serving the surrounding vicinity. Road links include the A24 and A240, with the M25 (Junction 9) easily accessible. Shopping amenities can be found locally within Epsom Town Centre, with an extensive range of shops, bars and restaurants being found throughout the town centre and the nearby Ashley Centre. Recreational pursuits can be found locally at the open spaces of Rosebery Park, Alexandra Recreation Ground and Epsom Common Nature Reserve.

Accommodation:

One bedroom, reception room, kitchen/dining room, shower/WC

EPC rating: B

Council Tax Band: C

Lease:

Held on a long lease for a term of 125 years from 24th June 2006 at a ground rent of £200 pa

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

