



TOTAL APPROX. FLOOR AREA 63.6 SQ.M. (684 SQ.FT.)

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Hudson House, Station Approach, Epsom, KT19 8DJ

Asking Price: £340,000

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Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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****Ideal For First Time Buyers or Buy To Let**** Thomas & May is delighted to offer this larger than average two bedroom, two bathroom apartment located in the very heart of Epsom Town Centre with its excellent train links to London, shops and local amenities. The property offers stylish open plan living accommodation with Juliette balcony, principle bedroom with ensuite, further double bedroom and bathroom. The apartment also benefits from an allocated underground parking space. No Onward Chain.



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COMMUNAL ENTRANCE

Communal front door with entry phone system, lift and stairs to all floors.

ENTRANCE HALL

Private front door with spyhole leading to hall which has storage cupboard housing hot water system, power points, entry phone, telephone point, wood effect flooring, doors to

OPEN PLAN LIVING ROOM/ KITCHEN

KITCHEN AREA

Range of wall and base units, roll edge work top with one and a half bowl stainless steel sink with drainer and mixer tap, integrated hob with extractor fan over, integrated oven, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, power points, wood effect flooring.

LIVING AREA

Double glazed patio doors, Juliette balcony, continuation of wood effect flooring, radiator, power points, TV aerial point, satellite TV point.

PRINCIPLE BEDROOM

5.21m (17' 1") x 2.67m (8' 9")

Double glazed window, continuation of wood effect flooring, power points, door to.

ENSUITE BATHROOM

Three piece suite comprising low level WC with concealed cistern, vanity unit with inset basin and mixer tap, shower cubicle with power shower, extractor fan, fan heater, tile effect flooring.

BEDROOM

4.19m (13' 9") x 3.18m (10' 5")1

Two double glazed windows, power points, radiator, continuation of wood effect flooring.

BATHROOM

Three piece suite comprising low level WC with concealed cistern, vanity unit with inset basin and mixer tap, panel enclosed bath with mixer tap, shower screen and power shower, part tiled walls, tile effect flooring, extractor fan, fan heater.

ALLOCATED UNDERGROUND PARKING SPACE