



HOMES HP PARTNERSHIP

Station Approach

Epsom, KT19 8DL

- Third floor apartment
- One double bedroom
- Open plan lounge / diner / kitchen
- Lounge opening to balcony
- EPC rating B
- Fitted kitchen with appliances
- Fitted bathroom
- Situated in the town centre
- Unfurnished
- Available from the end of July

£1,050 pcm



Homes Partnership Lettings and Management is delighted to offer for rent, this one double bedroom, third floor flat located in the heart of Epsom, ideally located for someone needing access to a train station. The property has the security of an entry phone system. The accommodation comprises an entrance hall, an open plan lounge / dining / kitchen with patio doors opening to a balcony, one double bedroom with fitted wardrobes and bedside tables and a bathroom fitted with a white suite. The property benefits from double glazing and electric heaters and will be let on an unfurnished basis. Available at the end of July, this is sure to attract attention due to its convenient location and we would urge an early viewing before this gets snapped up!

COMMUNAL ENTRANCE Security entry phone intercom. Communal door opening to entrance hall. Stairs and lift to all floors. Personal front door on the third floor opening to:

ENTRANCE HALL Security entry phone receiver. Storage cupboard. Doors to bedroom, bathroom and:

LOUNGE / DINING / KITCHEN 21' 10" x 12' 9" (6.65m x 3.89m) approximate. An open plan area with a fitted kitchen with wall and base level units and one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood over. Washing machine and fridge / freezer. Patio doors opening to a balcony.

BEDROOM 14' 4" x 8' 11" (4.37m x 2.72m) approximate. Fitted wardrobes either side of bed and bedside cabinets. Electric heater. Window.

BATHROOM Fitted with a white suite comprising a bath with shower over, wash hand basin and a low level WC with concealed cistem. Extractor fan. Wall mounted heater.

USEFUL INFORMATION

MAINS SERVICES Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Epsom By car n/a On foot 1 min - 262ft!
 Epsom Downs By car 11 mins On foot 46 mins - 2.1 miles
 (source google maps)

AREA INFORMATION

Epsom is the principle town of the Borough of Epsom and Ewell in Surrey and was developed as a spa town in the Georgian Period. Epsom salts are named after the town, the salts originally prepared by boiling down mineral waters which sprung in Epsom. The station is an important railway junction, where lines to London Victoria and London Waterloo diverge. Epsom Downs Racecourse features two of the five English Classic horse races; The Derby and The Oaks. The town has a selection of schools, colleges, places of worship, theatres and culture, sports clubs and parks and open spaces providing residents with plenty to choose from.

SUMMARY OF CHARGES TO TENANTS

Money due to reserve a property:

Holding Deposit:
 Equivalent to 1 Weeks' Rent

Money due in cleared funds prior to the start of tenancy:

One month's rent in advance
 Dilapidations Deposit (Equivalent to 5 weeks' rent)

TENURE Long term

COUNCIL TAX BAND C £1,816

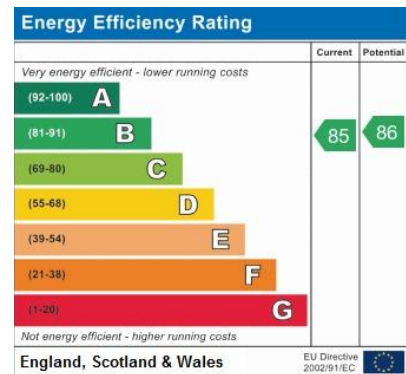
NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

PLEASE NOTE The service charge will be paid by the landlord which includes the water bill.



Floor Plan

This Floor Plan is for illustrative purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyDCA



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IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/- 3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.