



Jackie Quinn
estate agents

26a Worple Road, Epsom
Guide Price **£250,000**

Set within an attractive Victorian conversion on a sought after residential road, this bright and spacious one bedroom first floor apartment presents an excellent opportunity for first time buyers, investors, or professionals seeking a well connected home in the heart of Epsom.

Ideally positioned less than 10 minutes walk from Rosebery Park, Epsom town centre, and Epsom railway station, the property combines character, convenience, and strong investment appeal.

The well presented accommodation features a generously proportioned reception room enhanced by a beautiful bay sash window, allowing for an abundance of natural light, alongside a partially open-plan kitchen that creates an inviting living and entertaining space. The property further benefits from a spacious double bedroom and a large bathroom.

Additional advantages include an allocated off street parking space to the front of the property and no service charge.

With an estimated rental income of approximately £1,400 pcm, this property also offers excellent buy to let potential.

Leasehold with approximately 93 years remaining

Ground Rent: £200 per annum

There is no service charge.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

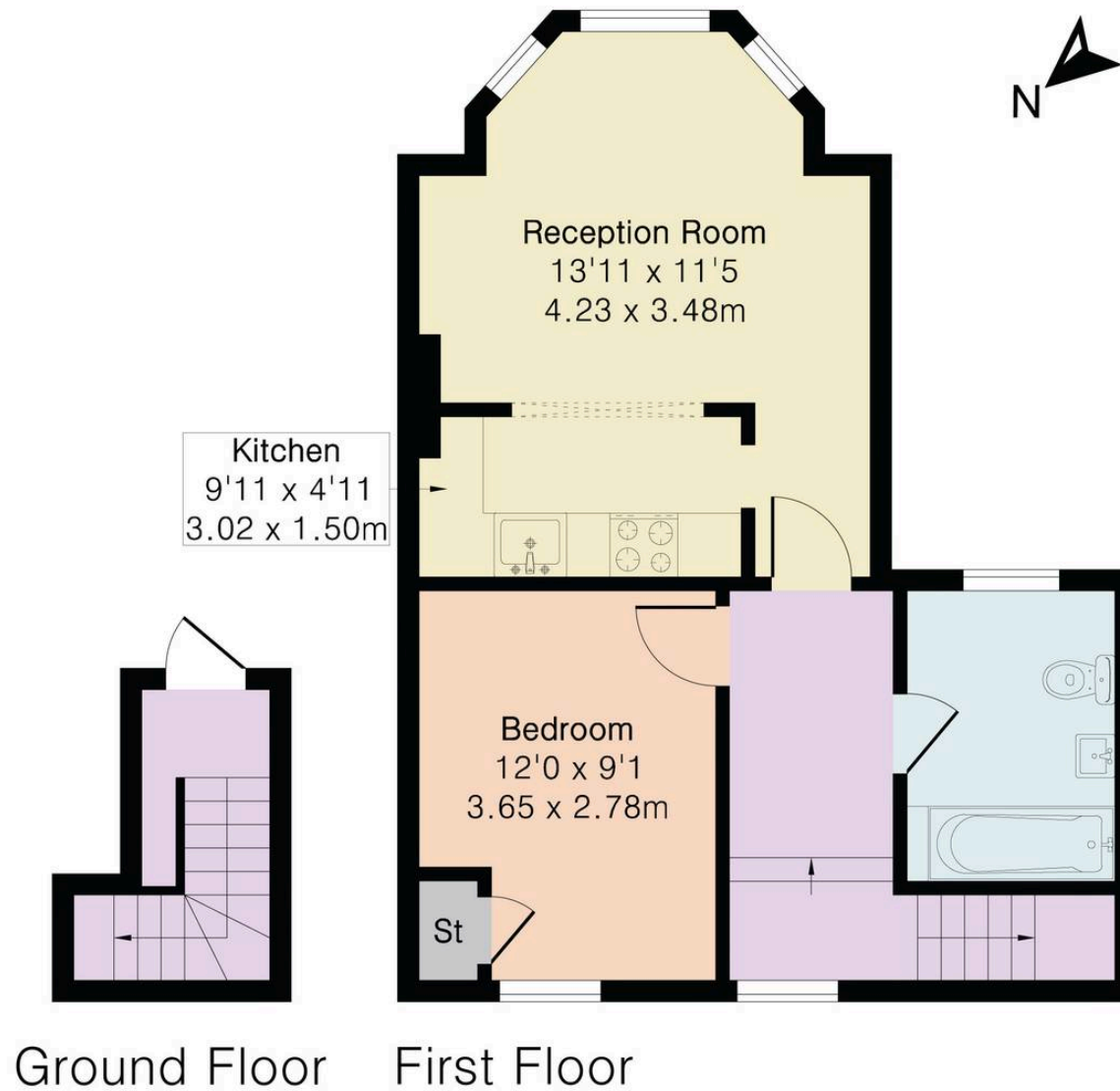
EPC Environmental Impact Rating: C

- First floor apartment
- Allocated parking space
- Short walk to Epsom town centre and station
- Close to Rosebery Park
- Ideal first time buy or investment opportunity
- Character Victorian conversion
- No Service Charge





Approximate Gross Internal Area 471 sq ft - 43.7177 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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