



99Home Ltd.

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2 Bed Apartment In Adair House 4-6 High Street, Epsom, KT19 8AD £1,600 Monthly



Ref:15393



SHORT DESCRIPTION

Property Ref: 15393 A Modern & Stylish Two-Bedroom Apartment in Prime Epsom Location Situated in the heart of Epsom, this well-finished two-bedroom flat offers modern living in an unbeatable location. Just a short walk from Epsom train station, providing direct services to London Waterloo, Victoria, and London Bridge, this home is ideal for professionals and commuters alike. Set on the High Street, the property features a clean, contemporary design throughout. The open-plan kitchen and living area is both functional and stylish, complete with integrated appliances and a sleek finish. Two comfortable bedrooms and a modern bathroom with shower over bath. Whether you're heading into London or enjoying the vibrant local shops, cafes, and amenities right on your doorstep, this flat offers convenience, comfort, and style in equal measure. Viewings recommended Contact for further information Property Type: Apartment Full Renting price: £1600.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: D EPC rating: D Measurement: 667.362 sq.ft. -----

2

Bed Room(s)

1

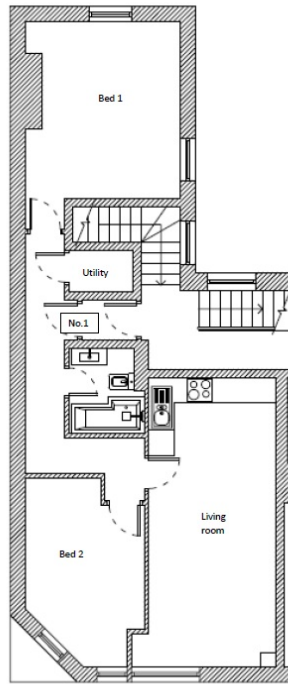
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Date of certificate: 03 November 2017 Total floor area: 62 m²

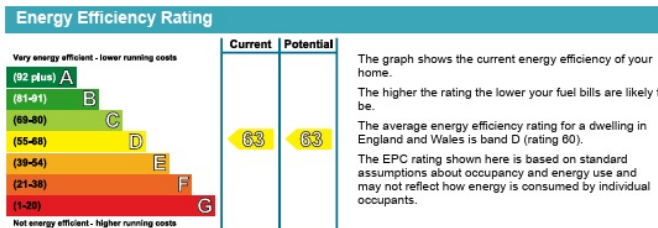
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- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,974

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	Not applicable
Heating	£ 972 over 3 years	£ 972 over 3 years	
Hot Water	£ 858 over 3 years	£ 858 over 3 years	
Totals	£ 1,974	£ 1,974	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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