



Alexandra Road, Epsom KT17 4BY

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## Alexandra Road Epsom KT17 4BY

*A well-presented two double bedroom first-floor apartment with a garage en bloc set within a sought-after residential block, ideally located close to Alexandra Park, Epsom.*

*The apartment is presented in very good condition with benefits including gas central heating and double glazing.*

First Floor Apartment

Two Double Bedrooms

Fitted Kitchen

Modern Bathroom

Spacious Lounge

Garage and Parking

Close to Alexandra Park

Walk to Epsom Town Centre

No Chain

EPC Rating C





The kitchen is fitted with a number of base and highline cupboards, space for appliances and a built in oven with gas hob inset above.

The bathroom is tiled with a separate sink area and benefits from a window.

The two double bedrooms benefit from fitted wardrobes.

A private garage is conveyed with the property, plus there is off street parking on a first come first serve basis.

Delightful communal grounds surround the property offering a tranquil space to enjoy.

The apartment block is in a sought after area, offering easy access to Epsom town centre, mainline station and plenty of shops and restaurants.

This popular development would appeal to both first-time buyers and investors alike, with an estimated rental income of £1,525 pcm, providing a gross yield of approximately 5.7%. The property is offered for sale with no onward chain and has a lease in excess of 900 years.



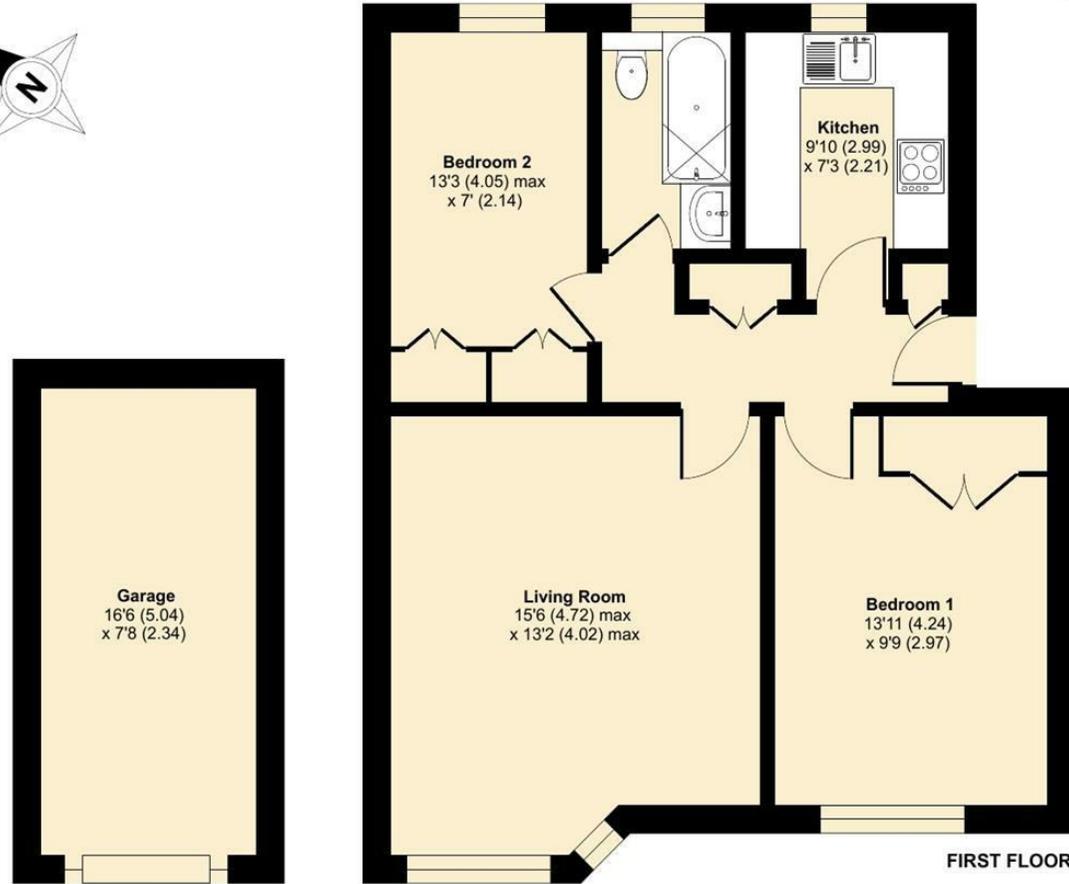
# Danehurst Court, Alexandra Road, Epsom, KT17

Approximate Area = 606 sq ft / 56.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 733 sq ft / 67.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for V&H Homes. REF: 1432704



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01372 221 678

sales@vhhomes.co.uk

www.vhhomes.co.uk



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