

Wesley Place, Epsom Downs

The PERSONAL Agent

Offers In Excess Of £250,000

Leasehold

- Top floor flat
- Allocted parking
- No onward chain
- Well prestened throughtout
- Within easy reach of Epsom Downs
- Modern fully fitted kitchen
- Walking distance of Tattenham Corner station



Set within a well maintained modern development, this beautifully presented one bedroom top floor apartment offers bright, stylish accommodation in the highly desirable Epsom Downs area. Combining contemporary design with a practical layout, the property is ideal for first time buyers, downsizers, or investors seeking a low maintenance home in a convenient and well connected location

This charming top floor apartment, located on Wesley Place in Epsom, was built in 2008 and offers stylish, contemporary living in a highly convenient location.

Upon entering, you are welcomed into a bright and inviting reception room, providing the perfect space to relax or entertain guests. The property also features a well proportioned double bedroom, complemented by a modern bathroom and a well appointed kitchen.

A standout feature of this apartment is the allocated parking space, a valuable benefit in this sought after area. Ideally situated within walking distance of Tattenham Corner Station, the property offers excellent transport links for commuters, along with easy access to a range of local shops, amenities, and green open spaces.

This apartment presents an excellent opportunity for first time buyers, downsizers, or investors seeking a well maintained home in a desirable location. Combining modern design with a practical layout, it is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Ideally positioned close to Epsom Downs and Tattenham Corner, the property enjoys easy access to a range of local shops, amenities, and Tattenham Corner Station, which provides regular rail services to London and Epsom town centre. Epsom itself, approximately four miles away, offers an extensive selection of high street retailers, cafés, restaurants, and leisure facilities.

For golf enthusiasts, the area is home to several prestigious courses, including Kingswood Golf & Country Club, Surrey Downs Golf Club, Walton Heath Golf Club, and the RAC Golf Club. Equestrian facilities are also well catered for, with a number of riding schools and livery yards located in nearby Kingswood, Chipstead, Tadworth, and Walton on the Hill.

Surrounded by beautiful open countryside, the location is perfect for walking, cycling, jogging, and dog walking, with Epsom Downs and its scenic surroundings right on the doorstep.

The area benefits from excellent road connections, with convenient access to the M25 and nearby towns including Epsom, Sutton, Redhill, and Reigate. Everyday amenities are within easy reach, including a large Asda supermarket and a useful parade of local shops at Tattenham Corner. Families are also well served by a selection of highly regarded schools in the surrounding area, making this an excellent location for a wide range of buyers.

Length of lease (years remaining) - 106
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2,000.00
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

















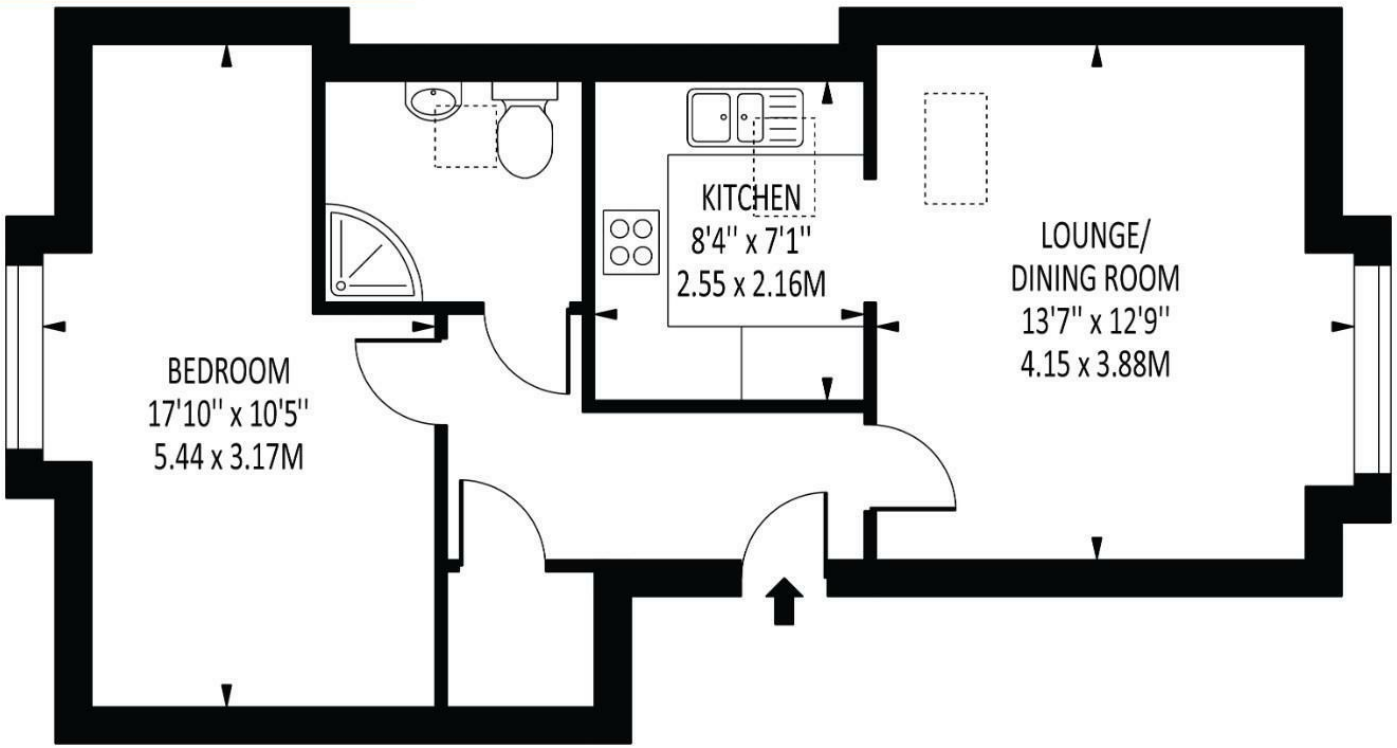




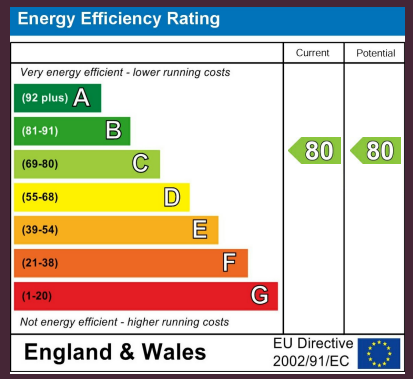
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Priestly House

Total Area: 501 SQ FT • 46.56 SQ M



SECOND FLOOR



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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