



Parkville House, Epsom

The **PERSONAL** Agent

Offers Over £250,000

Leasehold

- Private Southerly roof terrace
- Penthouse apartment
- Generous double bedroom
- 17ft x 13ft living area
- Modern separate kitchen area
- Bespoke fitted wardrobes
- Modern bathroom
- Town centre location
- Moments to station
- Short walk to Rosebery Park

Enjoying a private Southerly facing roof terrace, this modern one double bedroom penthouse apartment is perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade.

Set within the very heart of the town centre, this excellently positioned property benefits from spacious accommodation, a good amount of storage and an abundance of natural light. The open plan living area that links to the kitchen is really impressive creating a fantastic social/entertaining space, the genuine double bedroom has a built-in wardrobes, there is a modern bathroom and a storage cupboard too. In short, this modern apartment warrants immediate inspection.



The property offers generously proportioned accommodation suitable for both owner occupiers and investors alike, with a well designed layout that comes complete with fully equipped kitchen area that links brilliantly to the 17ft x 13ft living area, light beech veneer internal doors, bespoke fitted wardrobes in the bedroom, modern bathroom, double glazed windows and an elevated and secluded position away from the hustle of the High Street below with all the practicalities of this central position.

The property enjoys its own secluded roof terrace at the rear that benefits from a Southerly aspect and a security entry phone system.

Epsom is a picturesque market town in the heart of

Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Leasehold





Third Floor Flat
 Parkville House, High Street, Epsom
 Total Area: 49.9 m² ... 537 ft² (excluding roof terrace)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

