



Pitt Place, Epsom

The **PERSONAL** Agent



# Guide Price £500,000

## Leasehold - Share of Freehold

- No ongoing chain
- Two double bedrooms
- Highly regarded location
- 17ft x 16ft living/dining room
- Private Westerly facing balcony
- Well presented kitchen & bathroom
- Further separate cloakroom
- Recently replaced windows & bi-fold doors
- Underground allocated parking bay
- Secure gated development



Offered with no ongoing chain, The Personal Agent are pleased to present this two double bedroom apartment that enjoys a fantastic position within this highly regarded gated development. Such is the rarity of apartments in this development becoming available within this price point, we are recommending immediate viewing to fully appreciate the position, accommodation and Westerly facing private terrace.

Accommodation briefly comprises a spacious living/dining room, well equipped kitchen, two generous bedrooms that both enjoy fitted wardrobes, main bathroom and a separate W.C. The apartment benefits further from recently replaced windows throughout and bi-fold doors that seamlessly link the living room to the balcony.

Accessed via a secure gated entrance offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the secure underground parking space for the property the lift provides easy access direct to your front door, and with large lockable cupboards included with the property there is an abundance of storage that is not usually associated with an apartment.

Perfect for those wanting to downsize but not downgrade, the apartment is surrounded by lavish communal gardens with level lawn areas, well stocked beds and borders which are all very well maintained. Some of the more interesting and unusual points to note within the grounds include a rising woodland trail which is ideal for exploring with grandchildren, an ancient fig tree, the pretty ruins of an underground Victorian tunnel network and the original ice house that served the manor house that sat on this site originally.

The property is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

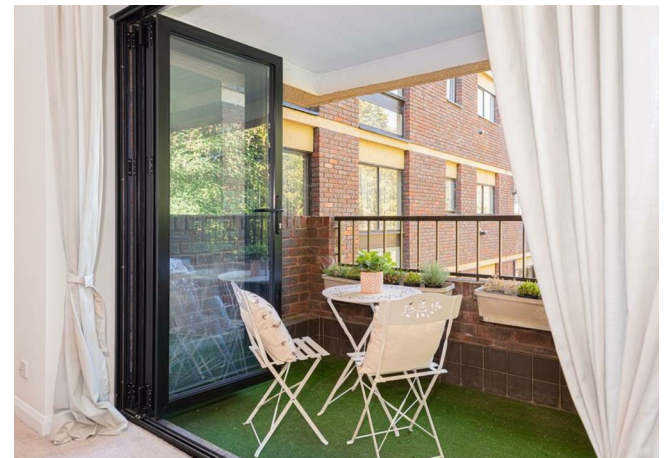
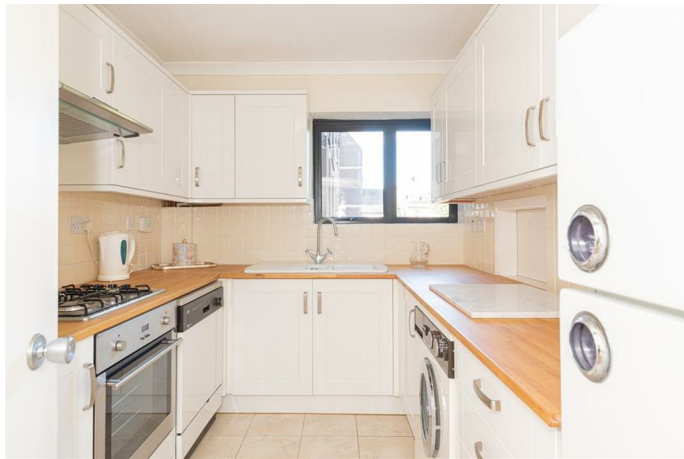
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

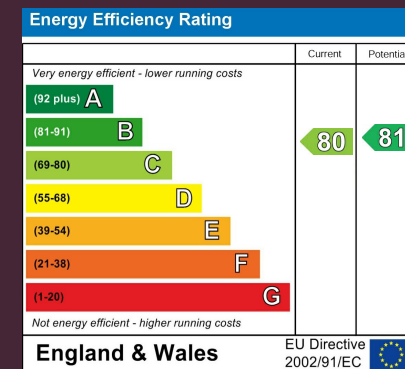
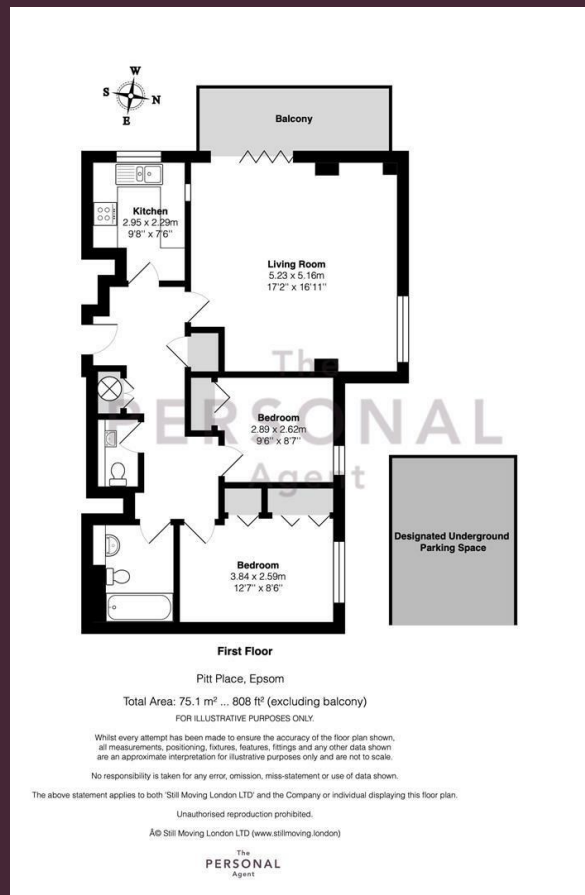
Tenure - Share of Freehold  
Length of lease (years remaining) - 981  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 2537.54 (Includes Buildings Insurance)  
Council tax band - E

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.









**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.



The  
**PERSONAL**  
Agent

**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.



