



Ceres Crescent, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £400,000 Leasehold

- Spacious first floor apartment
- Short walk of Zone 6 Station (0.2 of a mile)
- Close to Ewell Village High Street
- Set within a stunning development built in 2019
- Two large double bedrooms
- Impressive open plan living room
- Ensuite shower room & main bathroom
- Underfloor heating throughout
- Allocated parking space
- Catchment of Ofsted Outstanding Schools

Built in 2019 and occupying an enviable position within this highly sought after development, this immaculately presented first floor apartment warrants immediate inspection to fully appreciate everything it has to offer.

The property benefits from two generous double bedrooms, a large open plan living space that incorporates living and dining areas including a contemporary kitchen, en suite shower room and the main bathroom.

Further important noteworthy points to mention include underfloor heating and allocated parking. The property also benefits from the remainder of the NHBC guarantee.

Having been created to encompass a modern design along with comfortable accommodation and a truly practical position, the level of finish is meticulous. The property is highlighted by stylish design touches and huge amounts of natural light throughout the entire property with the added benefit of underfloor heating



throughout. In our view this fine property provides the ultimate layout for a modern and practical apartment.

The accommodation also falls in the catchment area of Ewell Grove Primary School and Glyn Secondary School which are both Outstanding, so if you were looking for longevity and practicality, this home has it all.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away.

The historic Nonsuch Park, Priest Hill nature reserve and Epsom Downs with its world famous racecourse are all close by. Nearby, the highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library,

subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.

Tenure - Leasehold  
Length of lease (years remaining) - 245  
Annual ground rent amount (£) - 400  
Annual service charge amount (£) - 1600  
Council tax band - D

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.





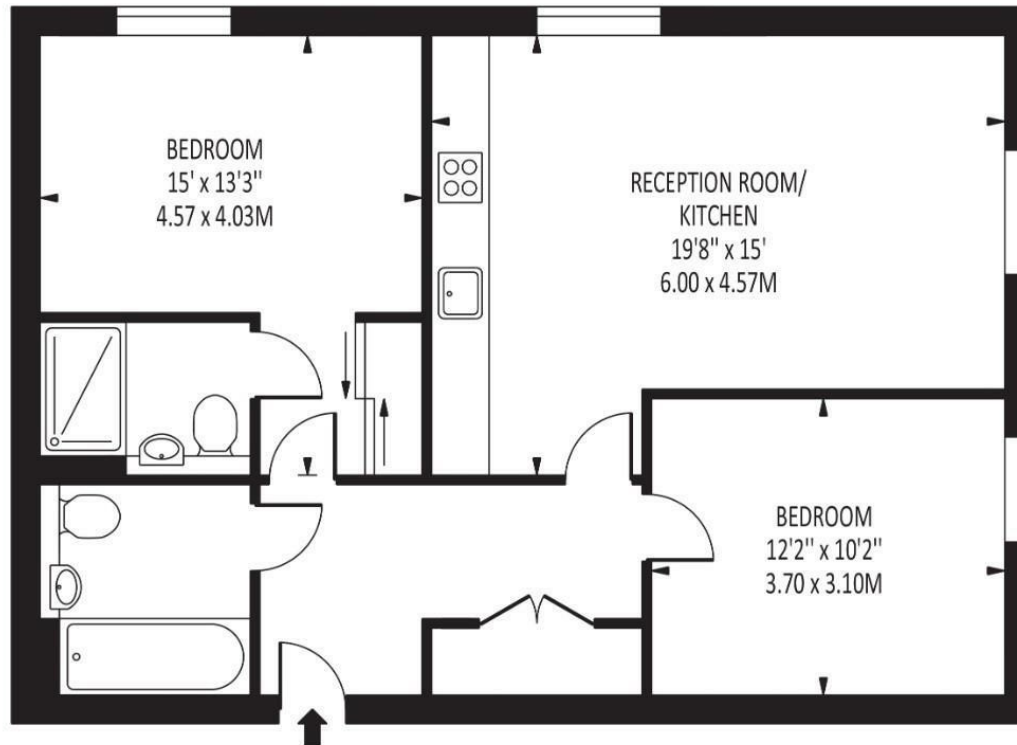




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Total Area: 748 SQ FT • 69.53 SQ M



FIRST 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 inspection, 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.

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            | <b>85</b> | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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#### STONELEIGH/EWELL OFFICE

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#### BANSTEAD OFFICE

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#### TADWORTH & KINGSWOOD OFFICE

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#### LETTINGS & MANAGEMENT

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**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.



