



Church Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £325,000 Leasehold

- Converted first floor flat
- Stones throw from Epsom town centre
- 16x 15 ft living space
- Original fireplace
- High ceilings throughout
- Grand communal entrance hallway
- Allocated parking
- Communal gardens
- Long lease
- Great first time buy or downsize

The Personal Agent are pleased to present this one bedroom, first floor apartment set within a Georgian mansion that enjoys a fantastic position within this highly regarded development.

Such is the rarity of apartments in this development becoming available, we are recommending immediate viewing to fully appreciate the position, accommodation and South Westerly facing communal gardens.

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.

As you approach the main door you are welcomed by a grandiose communal hallway still exhibiting many of the original Georgian features.

Through your private front door you enter a large and bright hallway taking you into the 16ft x 15ft lounge/dining area,



complete with original fireplace and other character features, including high ceilings and original shutters, cleverly hidden with the recess of the window frames.

This stylish apartment further benefits from a sleek and stylish kitchen with all the integrated appliances you would expect from a modern kitchen and a contemporary shower room. The lounge and bedroom both have panelled walls.

Perfect for those wanting to downsize but not downgrade, the apartment is surrounded by beautiful communal gardens with level lawn areas and an allocated parking space to the front of the building.

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.

Tenure - Leasehold

Length of lease (years remaining) - 114

Annual ground rent amount (£) - is set at £300 per annum until 30 April 2039 (and is included in service charge total)

Annual service charge amount (£) - is set at 16% of the service cost for the building billed in January each year. £3,200 Includes having £1000 on account for 2024, paid annually includes building insurance.

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.

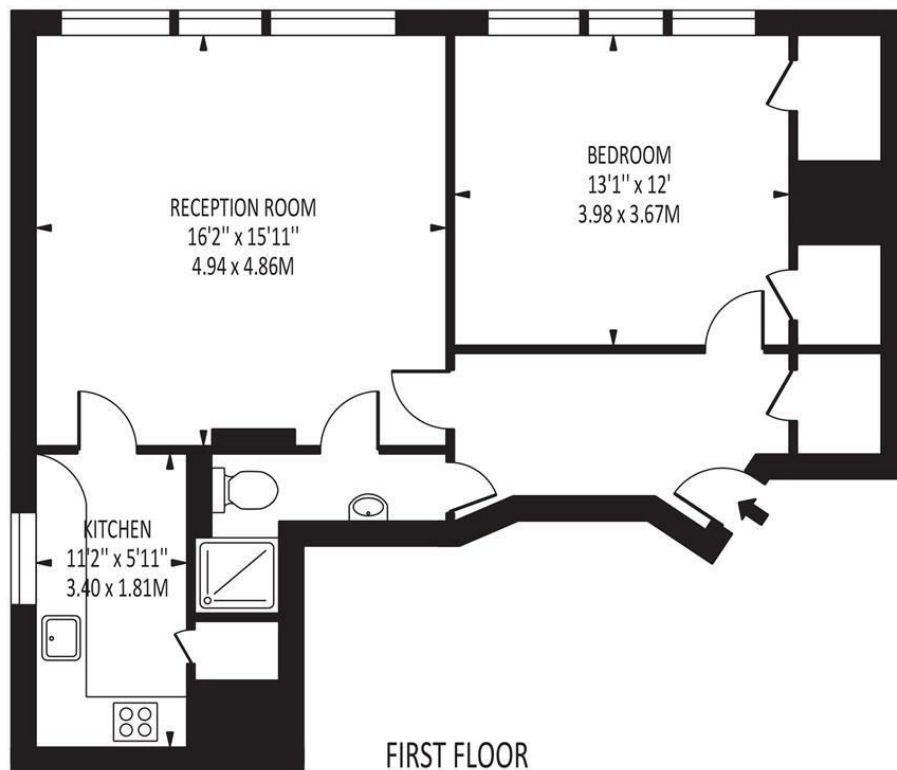




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The Cedars

Total Area: 682 SQ FT • 63.33 SQ M



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) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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LETTINGS & MANAGEMENT

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The
PERSONAL
Agent

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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.

