



East Street, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £295,000 Leasehold

- No onward chain and turn key condition
- Bright and spacious accommodation
- Popular Wallace Fields location
- Allocated residents parking space
- Two generous bedrooms
- Ensuite shower room & main bathroom
- Generous living room with Juliette balcony
- Separate kitchen with integrated appliances
- Short walk from Alexandra Park
- Easy access to stations, shops & schools

Located on the periphery of the highly sought after Wallace Fields area and within walking distance of Epsom town centre, Epsom station and both East and West Ewell railway stations.

This well presented first floor apartment is offered to the market with no onward chain and warrants immediate inspection to fully appreciate the generous proportions, practical layout and exceptional amount of natural light throughout.

The thoughtfully designed accommodation provides an ideal arrangement for modern living, with clearly defined reception spaces that flow effortlessly together within an open plan layout perfectly suited to entertaining, social occasions and everyday living alike. The property is presented in excellent decorative order, creating a bright and welcoming environment that is ready for immediate occupation.

The apartment is likely to appeal to a wide range of purchasers, including first time buyers, investors, downsizers and those seeking access to excellent local school catchments, and we highly recommend viewing to fully appreciate everything it has



to offer.

From the moment you step through the front door, the modern feel and bright, neutral finish are immediately apparent, with the property offering a genuine turn key opportunity for any incoming purchaser.

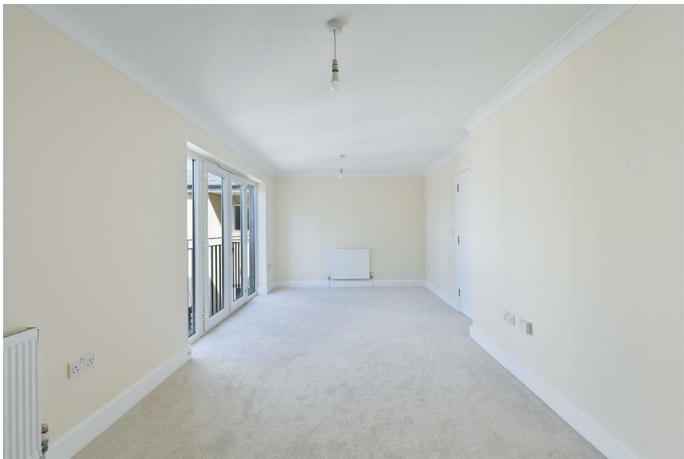
A particular feature of the home is the impressive open plan living space, which comfortably accommodates lounge, dining and kitchen areas whilst enjoying an abundance of natural light throughout. Double doors opening to a Juliette balcony further enhance the room, creating an airy feel and providing an attractive focal point to the principal living area.

The well balanced accommodation continues with two generous double bedrooms, a modern ensuite shower room and a spacious main bathroom. Further noteworthy benefits include an allocated parking space, well maintained communal areas and a highly convenient yet peaceful setting just a short walk from Alexandra Park.

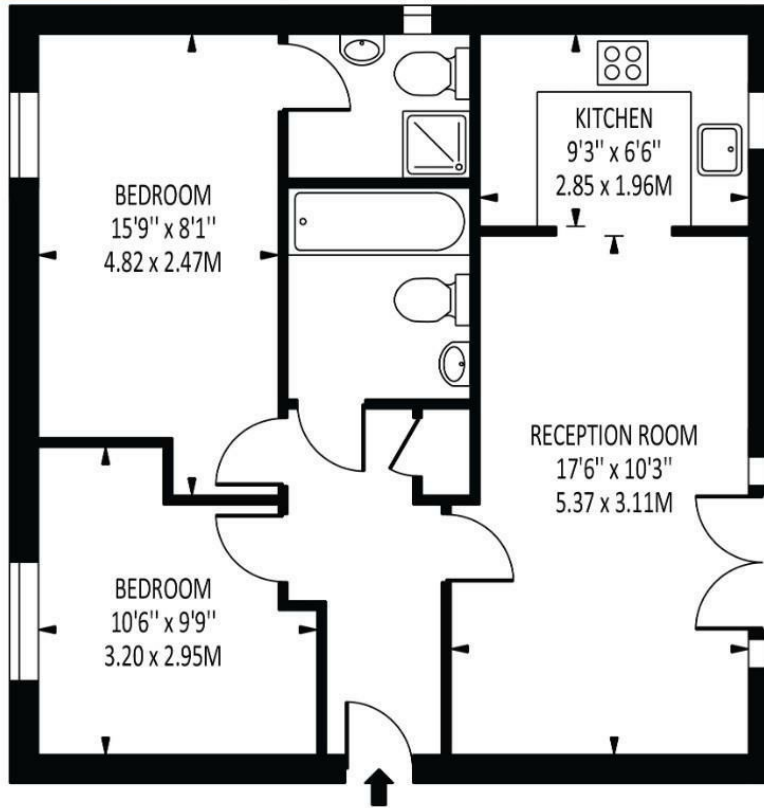
Epsom is a popular commuter town located to the south west of London, renowned for its excellent mix of state and independent schools catering for all age groups. Nearby Epsom Downs, home of The Derby, provides an abundance of open green space and leisure opportunities, whilst the M25 (Junction 9) is within easy reach, offering convenient access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 101  
Annual ground rent amount (£) - 100.00  
Annual service charge amount (£) - 1,638.00  
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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(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

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.

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