

Ashley Road, Epsom

The PERSONAL Agent

Offers In Excess Of £345,000

Leasehold - Share of Freehold

- No onward chain
- Ground floor flat
- Three bedrooms
- Approaching 900 sq ft of space
- Amazing town centre location
- Beautifully maintained communal gardens
- Wooden floors in some rooms
- Light filled rooms
- Residents Parking and optional communal storage
- Moments from Station & High Street



The Personal Agent are delighted to present this impressive ground floor apartment, offering almost 900 sq ft of bright and generously proportioned accommodation. Ideal for downsizers or buyers seeking character and the opportunity to add their own touch, the property occupies a prime position in central Epsom.

Set within the sought-after Ashley Court development on Ashley Road, the apartment enjoys a peaceful setting while being within easy walking distance of Epsom's shops, cafés, restaurants and everyday amenities. Epsom station is also nearby, providing fast and frequent services to London Waterloo, Victoria and London Bridge. Residents benefit from landscaped communal gardens and parking.

The spacious central hallway provides excellent storage and leads to a larger than average kitchen, with a secondary tradesmen's entrance offering access to the garden. The bright and welcoming reception room features an attractive bay window, creating an ideal space for relaxing or entertaining.

The apartment offers three well-proportioned bedrooms, including two doubles, alongside a family bathroom and separate WC. While the property would benefit from some decorative updating, it presents an excellent opportunity for the new owner to personalise and create a home to suit their own tastes. It should be viewed both for what it is today and the potential it offers.

Epsom town centre itself offers a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold: Share of Freehold

Length of lease (years remaining) - 974
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 3,952.94
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.

















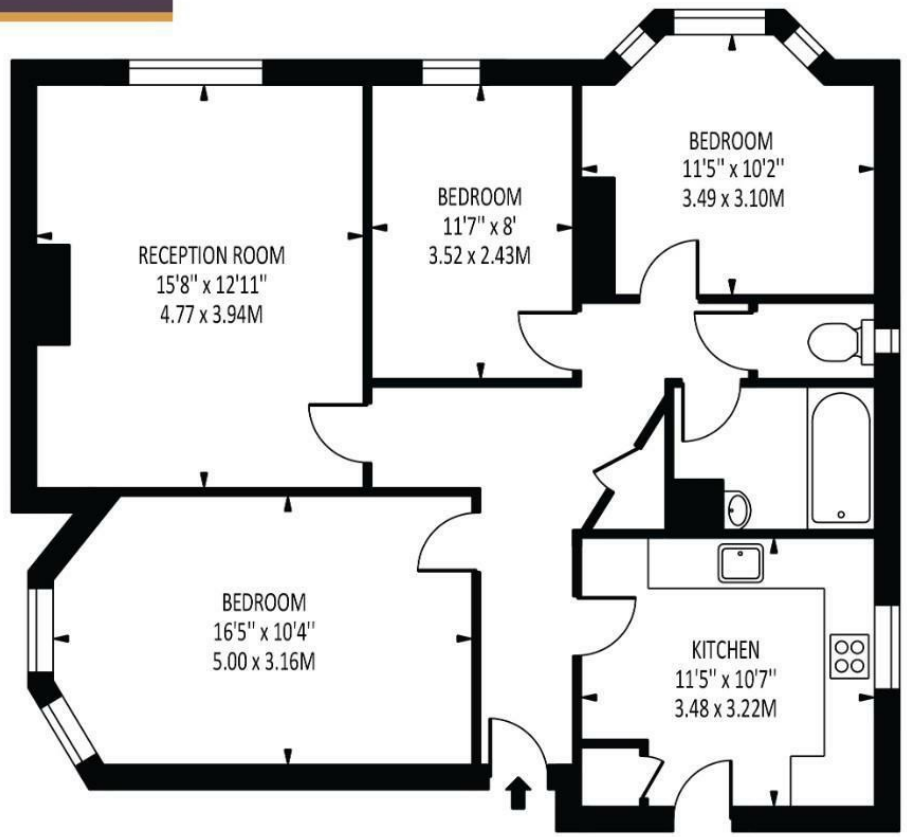


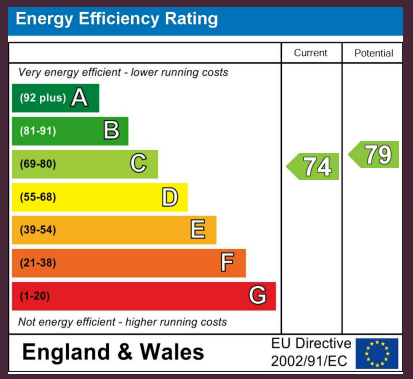


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Ashley Court

Total Area: 887 SQ FT • 82.45 SQ M





Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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