



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 set within one of the area's most desirable modern developments, this beautifully presented first floor apartment offers an exceptional lifestyle opportunity for those seeking contemporary living in a prime position.

From the moment you step inside, the sense of space and light is immediately apparent. The apartment features two well proportioned double bedrooms, perfectly suited to restful retreats or flexible homeworking.

The heart of the home is the impressive open plan living and dining area, seamlessly flowing into a sleek, modern kitchen, an ideal setting for everyday living, entertaining friends or enjoying relaxed evenings at home. A stylish en suite shower room complements the principal bedroom, while the main bathroom is finished to the same high standard.

Comfort and convenience are at the forefront, with underfloor heating running throughout the apartment, creating a warm and inviting atmosphere year round. Allocated parking adds further practicality, and the remainder of the NHBC guarantee provides



valuable peace of mind.

Designed with modern lifestyles in mind, the apartment showcases meticulous attention to detail, contemporary finishes and an abundance of natural light throughout. The thoughtful layout and quality of finish combine to create a home that feels both stylish and effortlessly functional.

Perfectly positioned for long term living, the property also falls within the catchment area of Ewell Grove Primary School and Glyn Secondary School, both rated Outstanding. Whether you are looking for comfort, style or future proof practicality, this apartment delivers on every level.

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 years
Annual ground rent amount (£) - £400.00
Annual service charge amount (£) - £1,600.00
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.

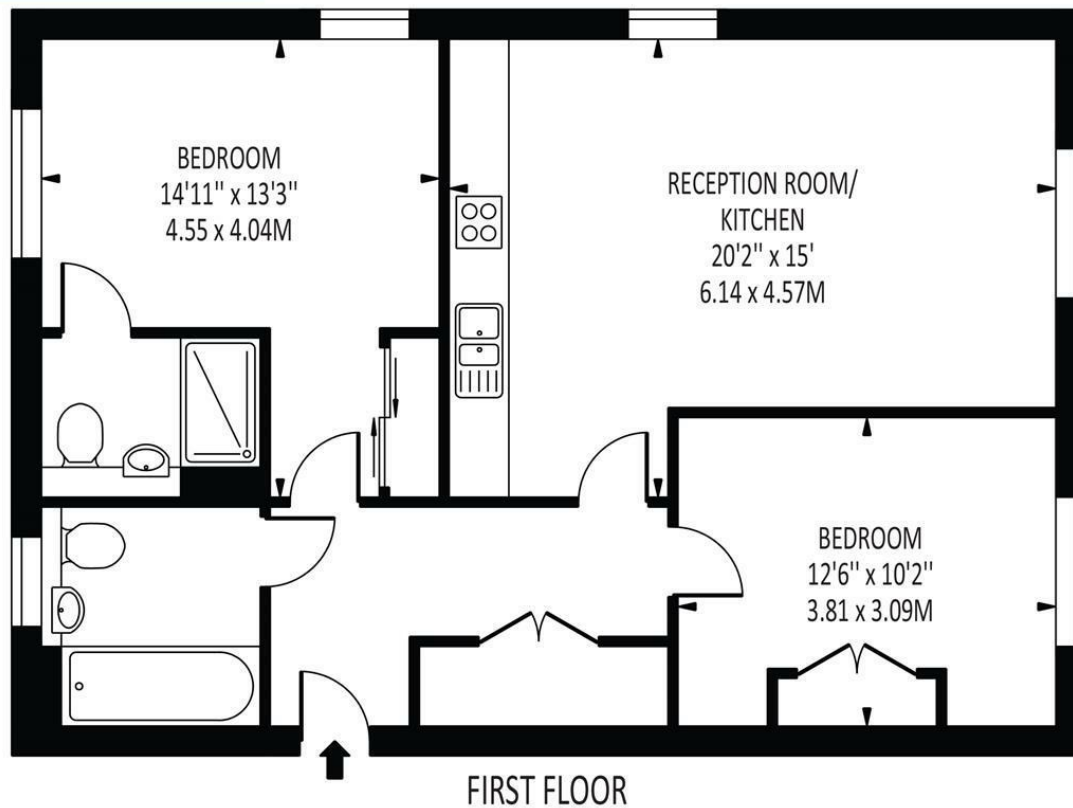




The **PERSONAL** Agent



Jupiter House,
Ceres Crescent
Total Area: 761 SQ FT • 70.70 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	85	85
(69-80) C		
(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	

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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

