



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

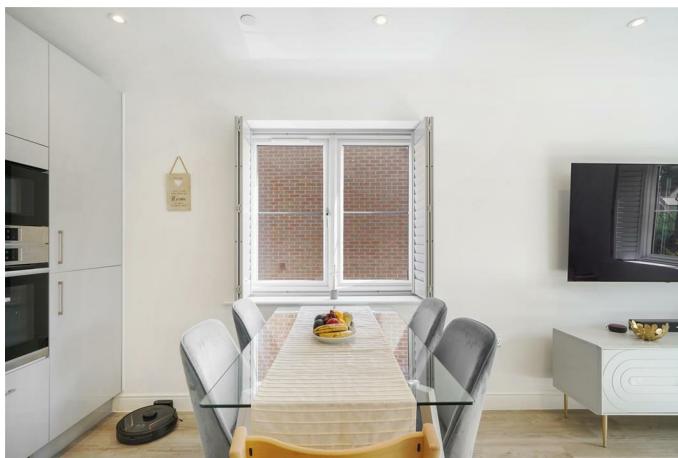
Length of lease (years remaining) - 245 years

Annual ground rent amount (£) - £400.00

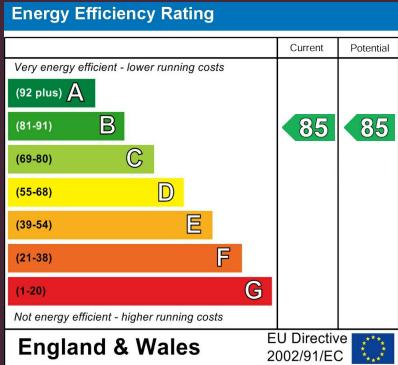
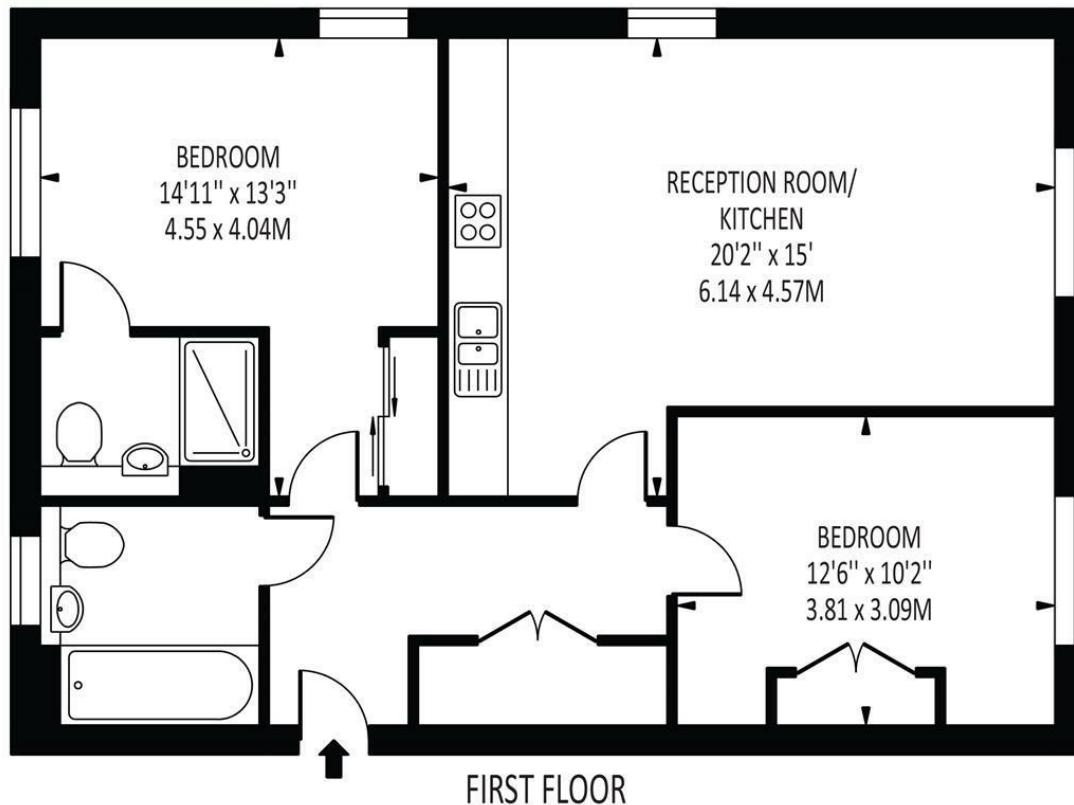
Annual service charge amount (£) - £1,600.00

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.







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