



Albert Road, Epsom

The **PERSONAL** Agent



# Guide Price £415,000

## Leasehold

- Heart of the College Area
- Ground floor maisonette
- Private rear garden
- Garage to the rear
- Two double bedrooms
- Living/dining room
- Modern fitted kitchen
- Modern fitted bathroom
- Walk to town & station
- Fantastic location



Located in the heart of the highly desirable College Area of Epsom and within walking distance of the town centre and railway station, this spacious and bright ground floor maisonette benefits from a private rear garden, own front door, garage to the rear and an abundance of natural light throughout.

Benefitting from a fantastic position, this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a maisonette.

The property would suit a diverse selection of buyers; so, whether you are a first time buyer, investor, making a downsize move or considering school catchment areas, we recommend viewing this fine home.

The generous accommodation comprises a spacious living/dining room with direct access to the rear garden,

modern fitted kitchen that utilises all available space with integrated appliances, a small breakfast bar and a door to the garden. There are also two generously proportioned bedrooms and a modern white bathroom suite.

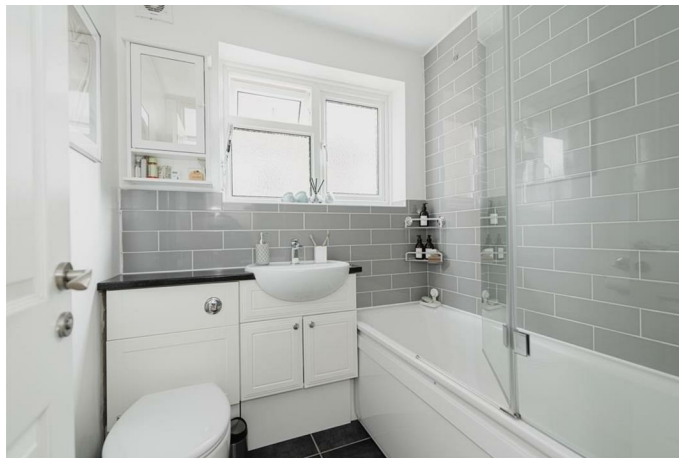
The secluded rear garden is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a gate to the side. There is access to the side of the property as well as a garage to the rear en bloc, further adding to the desirability of this rarely available maisonette.

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.

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.

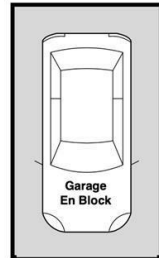
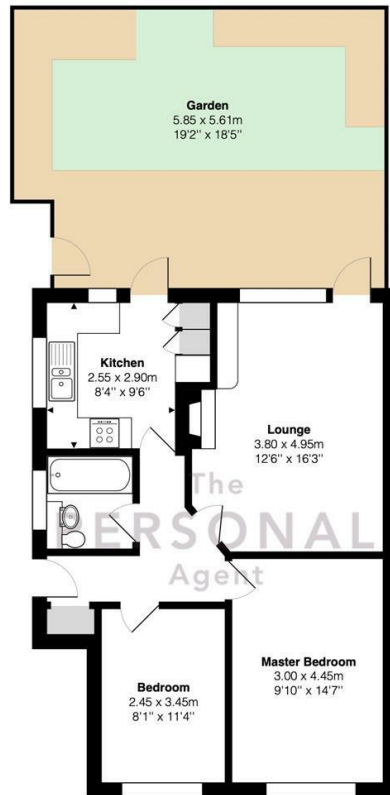
Tenure - Leasehold  
Length of lease (years remaining) - 117  
Annual ground rent amount (£) - 160.00  
Annual service charge amount (£) - N/A  
Council tax band - C

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.









Albert Road, Epsom  
Total Area: 60.7 m<sup>2</sup> ... 654 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.  
No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The  
**PERSONAL**  
Agent



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>	70	74
(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	

#### 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 333699

#### LETTINGS & MANAGEMENT

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



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



The  
**PERSONAL**  
Agent

**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.



