



Grove Close, Epsom

The **PERSONAL** Agent

Price Guide £375,000

Leasehold

- Stunning first floor apartment
- Sought after Clarendon Park
- Fantastic Southerly leafy outlook
- Cul de sac location
- Private parkland setting
- Lease in excess of 900 years
- Two spacious bedrooms
- Ensuite shower room & bathroom
- Two allocated parking spaces
- High ceilings & sash windows



This absolutely stunning first floor apartment enjoys a wonderful position that delivers a genuine feel of privacy, with leafy parkland views from all aspects and is set within a sought after private development.

Apartments in this building are rarely available and this superb property has the advantage of being surrounded by mature grounds in a sought after cul-de-sac on the highly desirable Clarendon Park. Generously proportioned, the property also benefits from spacious accommodation approaching 750 Sq Ft and an abundance of built-in storage.

Just a stone's throw from the bus stop, and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, finding a better positioned apartment with high ceilings, double glazed sash windows and this amount of privacy would be a difficult task indeed.

Due to the high level of interest that we expect in this property we are recommending immediate inspection.

As soon as you arrive at the communal front door, that only serves one other property, the amazing feel of this prestigious apartment is immediately evident. The well balanced accommodation comprises a large entrance hallway, living/dining room, fitted kitchen, master bedroom with spacious ensuite shower room, generous second double bedroom and the main bathroom. Further noteworthy points to mention include two allocated parking spaces, high ceilings, sash windows, privately managed building which results in lower maintenance costs, an abundance of built-in storage with double fitted wardrobes in both bedrooms, and a large private storage room that is accessed from the communal hallway.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 977
Annual ground rent amount (£) - 360.00
Annual service charge amount (£) - 1500.00
Council tax band - E

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.







First Floor Flat

Crossness House, Grove Close, Epsom
 Total Area: 69.3 m² ... 746 ft² (excluding two allocated parking spaces, store)

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (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 | |

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