



Upper High Street, Epsom

The **PERSONAL** Agent

Guide Price £170,000

Leasehold

- Two bed retirement flat near Epsom centre
- For residents aged 55 and over
- Short walk to shops, cafés, station
- Bright lounge with bay window
- Private balcony in main bedroom
- Communal lounge & guest suite
- Access to a lift
- Secure entry phone system
- No chain
- 968 year lease

Located just a short stroll from the heart of Epsom, this well presented two bedroom first floor apartment offers the perfect blend of comfort, community, and convenience. Positioned within a secure, gated development exclusively for residents aged 55 and over, the property is ideally situated within a quarter mile of Epsom town centre, offering easy access to a wide range of shops, amenities, cafes, and essential services.

For those who value transport links, the property is just a brief walk from Epsom station, providing excellent and frequent connections to London Waterloo, Victoria, and London Bridge. Whether you're heading into the capital for leisure or commuting, the location ensures a stress free journey. Local bus routes and nearby major roads further enhance the area's accessibility, making this a perfect spot for those looking for a well connected home.

The apartment itself is bright, well maintained, and thoughtfully laid out to provide a practical and relaxing living environment. It features a spacious lounge with a charming bay window, a modern kitchen with integrated appliances, and two well proportioned bedrooms, each with built-in wardrobes. Bedroom one also benefits from access to a private balcony, offering an inviting outdoor retreat.



The development offers a range of communal facilities designed to enhance residents' quality of life. These include a communal lounge with kitchen for social gatherings, a guest suite for overnight visitors, a laundry room, and beautifully maintained shared gardens. With a strong sense of community and security, residents can enjoy independence while still being part of a sociable and supportive environment.

Additional practical benefits include a lift to all floors, entry phone system, and no onward chain, making for a smooth and hassle free move. With an impressive lease term of 968 years remaining and no stamp duty payable, this is an ideal opportunity for those looking to downsize or relocate closer to town in a low maintenance, move in ready home.

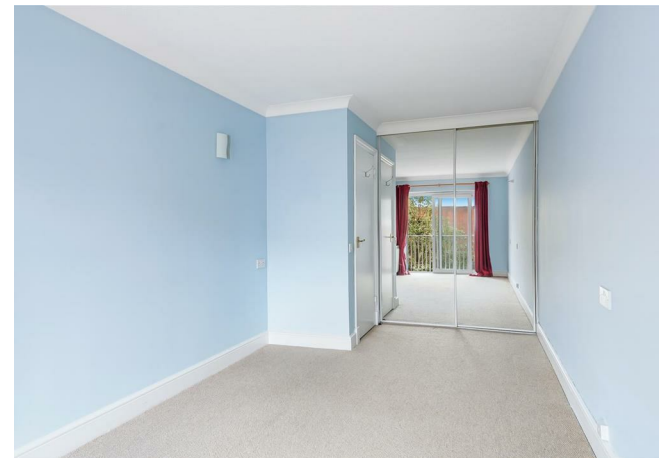
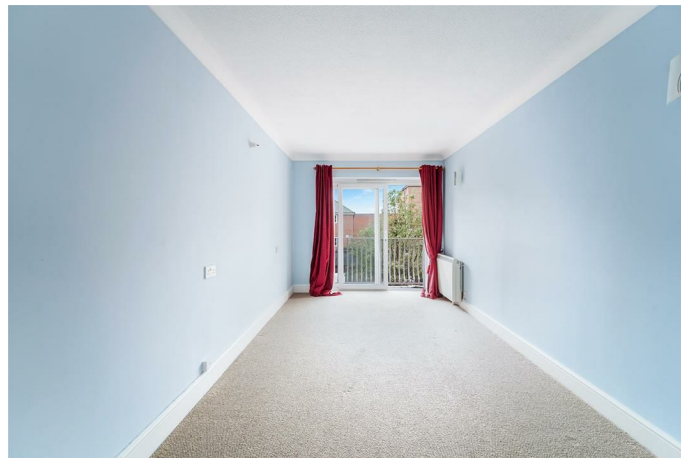
In summary, this retirement apartment offers not only excellent internal space and communal amenities, but also a location that's hard to beat. Whether it's picking up groceries, meeting friends for coffee, or catching a train to London, everything is right on your doorstep, making this a truly convenient and desirable place to call home.

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) - 968
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
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.

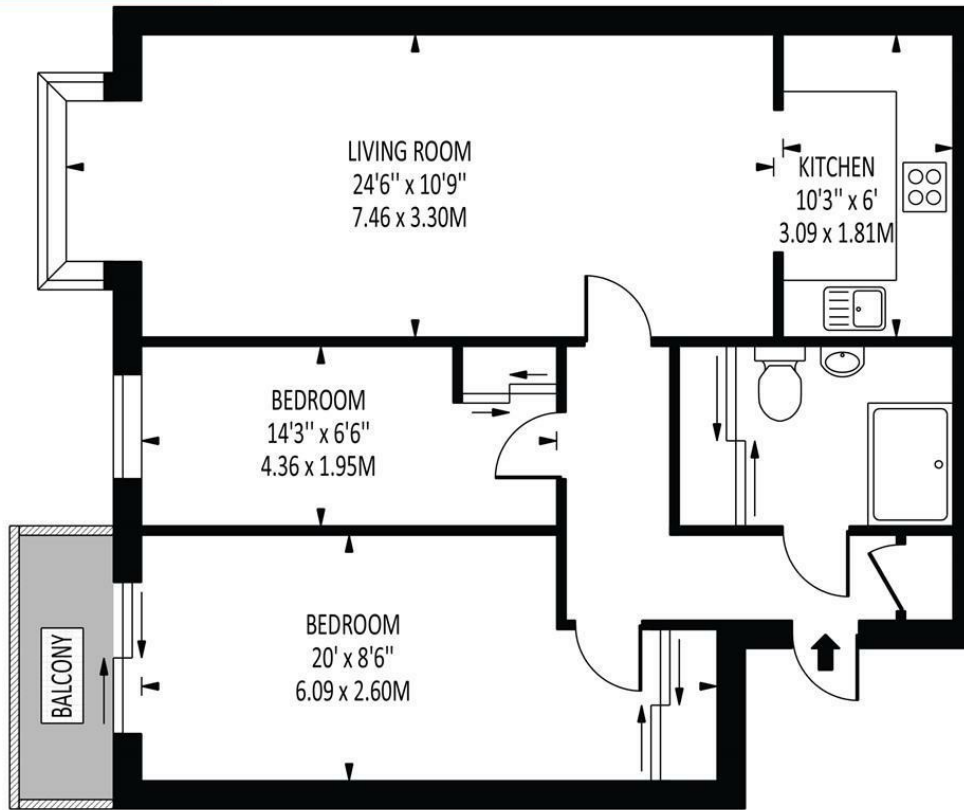




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Homewater House,
Upper High Street
Total Area: 700 SQ FT • 65.05 SQ M



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	84	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

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