



Ashley Road, Epsom

The **PERSONAL** Agent



# Guide Price £235,000

## Leasehold - Share of Freehold

- No ongoing chain
- Perfect first time buy or investment
- Share of freehold
- Attractive & popular development
- Reception/dining room
- Modern shower room
- Close to town centre
- Minutes from Epsom station & Rosebery Park
- Unallocated parking



Enjoying a truly wonderful central position, this ground floor apartment is set within this rarely available development on the periphery of Epsom town centre.

Perfect for first time buyers, investors or those wanting a bolt hole or Pied-à-terre, the apartment is just meters away from the picturesque Rosebery Park and comes with the added benefit of no ongoing chain.

The property benefits from a recent redecoration with a genuine amount of natural light, easy access to the park, High Street and railway station making it a must see!

The property is incredibly well balanced with a bright reception room, fitted kitchen, double bedroom and a contemporary shower room. The great outlook really adds to the amazing feel of this fine apartment and with residents parking to the rear of

the building finding a better example at this price point, will be a difficult ask.

Such is the rarity of these apartments becoming available in this most sought after of developments, we are recommending immediate viewing to fully appreciate the position, accommodation and convenience that this fine property provides.

Nearby 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.

Tenure - Leasehold - Share of Freehold  
Annual ground rent amount (£) - N/A

Annual service charge amount (£) - 1044.00  
Council tax band - B

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.

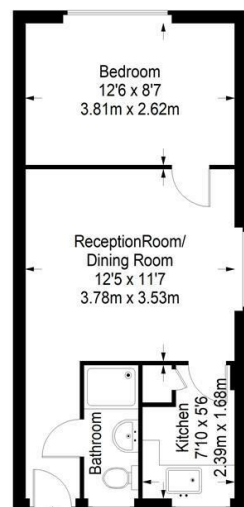








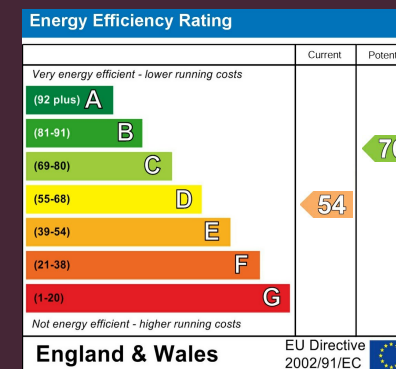
## Mistley Court



Ground Floor = 358 sq ft

Approximate Gross Internal Area  
GROUND FLOOR = 358 sq ft / 33.26 sq m  
Total = 358 sq ft / 33.26 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



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