South View, Epsom

The PERSONAL Agent

Guide Price £425,000

Leasehold

- No onward chain
- Clarendon Park Development
- 909 sq ft of accommodation
- Ground floor apartment
- Two double bedrooms
- "20'7" ft x "16'9" reception room
- Kitchen with integrated appliances
- Bathroom and ensuite
- Direct access to communal gardens
- Allocated parking

Coming to market with no onward chain and set within one of the most desirable roads on the highly sought after Clarendon Park private estate, this 909 sq ft two bedroom ground floor Victorian conversion apartment warrants immediate inspection to fully appreciate its enviable position.

With high ceilings and large double glazed sash windows throughout, the feeling of space and light is immediate. The "20'7" ft x16'9" ft living area is a brilliant space for entertaining, ideal for social occasions and is serviced by a modern integrated kitchen with views out to the communal grounds. In addition, there is a good amount of extended storage within the apartment and a beautifully finished bathroom and ensuite.

Such is the rarity of these apartments, we are advising all interested applicants to lodge their immediate interest. The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or looking for that perfect lock up and leave bolt hole, a closer inspection is highly recommended to appreciate everything it has to offer.

A spacious and bright living/dining room which leads to the contemporary kitchen area offers the perfect space for entertaining and social occasions. There are two double bedrooms both benefitting from a built-in wardrobe. Further benefits include ample built in storage and one of the largest entrance halls you are likely to see in a flat of this size.

Further noteworthy points to mention include direct access to the communal gardens, allocated parking space, further visitors' parking and well maintained communal grounds. Chessington North Station and Ewell West Station, both which are in Zone 6, are only a 10 minute drive away.

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.

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) -980 years
Annual ground rent amount (£) - 350.00
Annual service charge amount (£) - 1,565.38
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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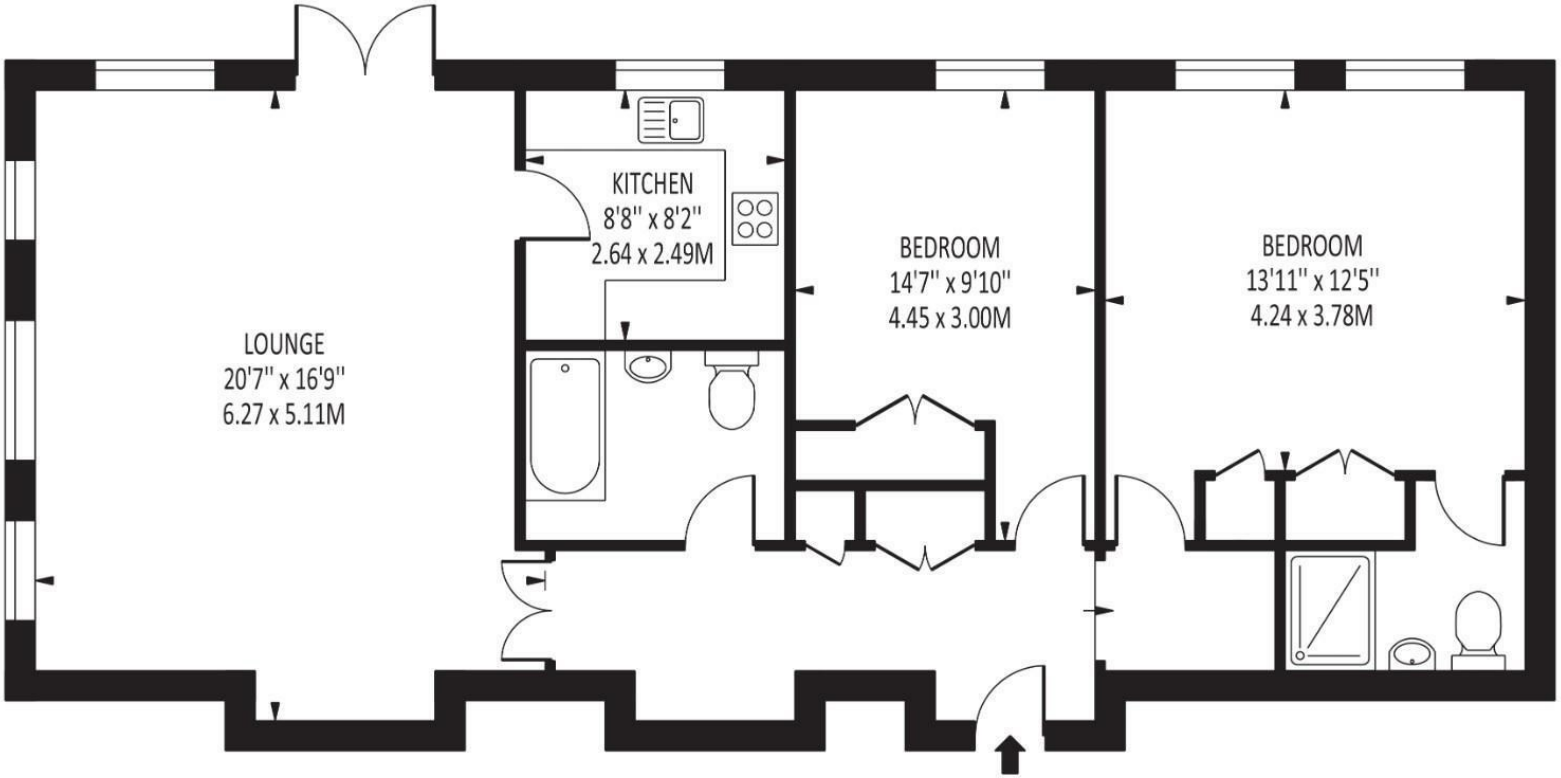
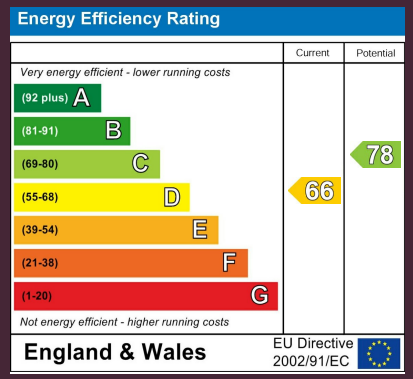
Farmstead

Total Area: 909 SQ FT • 84.45 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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