



Farriers Road, Epsom

The **PERSONAL** Agent

# Guide Price £325,000

## Leasehold

- Calling all landlords
- Perfect investment opportunity
- Currently tenanted yielding £1250 pcm
- Two generous bedrooms
- Second floor apartment
- Modern kitchen with integrated appliances
- Spacious lounge/diner
- White bathroom suite
- Replaced combi boiler
- Two allocated & numbered parking bays



FOR INVESTMENT ONLY. The Personal Agent are pleased to present this two bedroom apartment that is located within the popular Farriers development. The property is currently tenanted to a professional couple yielding £1250 per calendar month and is finished to a good standard throughout with many upgrades carried out over recent years.

Enjoying a highly convenient location coupled with a fantastic position being tucked away in a corner of a cul-de-sac, this well presented second floor apartment warrants immediate inspection to fully appreciate its bright and light rooms, use of the communal gardens, double glazing, gas central heating and two allocated and numbered parking bays to the rear with further visitor's spaces available.

Farriers Road provides the perfect balance for an investor seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

The property benefits from a really well-proportioned living/dining room with a square bay window, a separate modern fitted handle-less kitchen with integrated appliances, a spacious updated white bathroom with power shower, two generous bedrooms and a separate entrance hallway with built-in storage cupboard.

Further noteworthy upgrades to mention include a highly efficient combination boiler that was replaced in 2018, updated carpets, and full decoration also carried out in recent years.

The Farriers development is a popular spot and the property is ideally located for easy access to the high street and railway station, both being just a short walk away.

Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. 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. Epsom is a popular commuter town, located

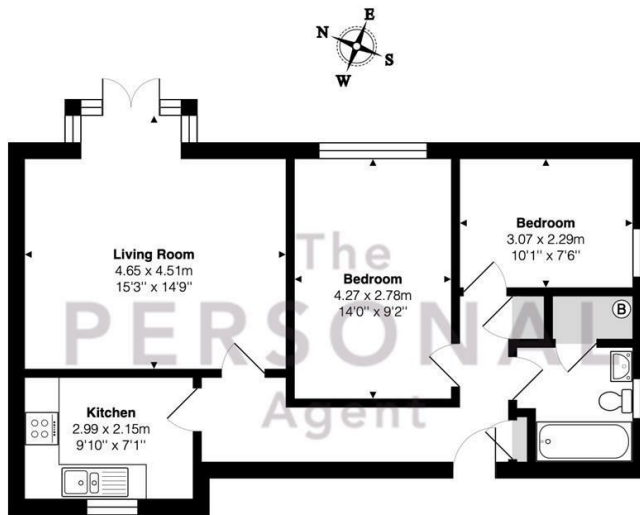
to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby.

Tenure - Leasehold  
Length of lease (years remaining) - 950  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - 1008.00  
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.







**Second Floor**

Farriers Road, Epsom  
 Total Area: 61.7 m<sup>2</sup> ... 664 ft<sup>2</sup>  
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The  
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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>	72	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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