



Alexandra Mansions, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Leasehold

- No ongoing chain
- Stunning ground floor apartment
- Amazing private garden
- Two generous double bedrooms
- Sought after gated development
- Refitted en-suite + main bathroom
- Large living area with doors to garden
- Separate dining area linking to modern kitchen
- Allocated parking + visitors parking
- Wonderful presentation & feel throughout

Occupying arguably one of the best positions within this imposing and sought after development, this stunning and immaculately presented ground floor apartment offers a bright and spacious layout with leafy views from most windows and a south westerly facing private garden with additional gated access.

Built in 2001, Alexandra Mansions is a gated and exclusive development on the periphery of Alexandra Park and just a short walk from the town centre and railway station.

This fine apartment boasts many outstanding features including a 17ft double aspect living room with doors to the private garden, separate dining area that links perfectly to a beautiful refitted kitchen creating the ultimate social and entertaining space, a beautiful master bedroom with contemporary en-suite shower room, generous second double bedroom and a spacious main bathroom.



The finish, presentation and position of the property itself mirrors the superb location, not to mention the many upgrades that our client has made over recent years.

Perfect for those wanting to downsize but not downgrade, this superb 'turn-key' apartment is located on the borders of the sought after College area of Epsom and the also much requested Wallace Fields area. Alexandra Park is also on your doorstep should you wish to enjoy a leisurely stroll, whilst Rosebery Park is nearby, not forgetting the open spaces of Epsom Downs that are within easy reach.

Noteworthy points include a video security entry system, lift service to all floors, generous entrance hall with built-in cupboard, allocated parking to the rear of the building as well as further visitors parking.

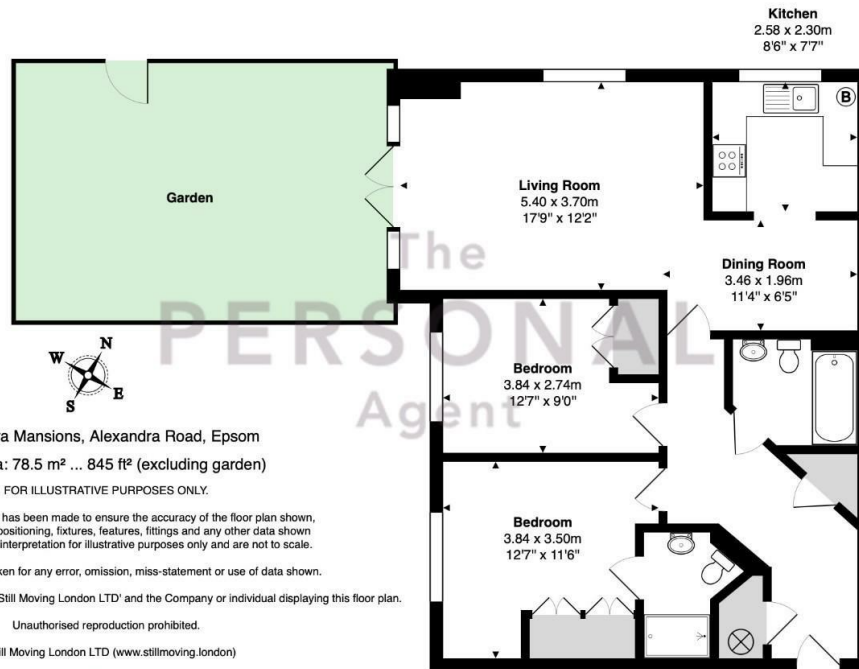
The gated element of this development provides secure and secluded living with an excellent level of finish and presentation throughout. In addition the property is perfect for access to London with the mainline station at Epsom providing regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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