



Church Street, Epsom

The **PERSONAL** Agent

# Guide Price £475,000

## Leasehold - Share of Freehold

- First floor apartment
- Three well proportioned bedrooms
- 944 sq ft of accommodation
- 20 ft bay fronted living room
- Kitchen with integrated appliances
- Modern bathroom with walk in shower
- Garage en bloc
- Off street parking
- Immaculately maintained communal gardens
- Short Walk to Town & Station

Set within a sought after development in the heart of Epsom's highly desirable College area, this beautifully presented three bedroom first floor apartment offers an exceptional lifestyle opportunity just a short stroll from Epsom town centre, with its array of shops, restaurants and transport links.

Extending to approximately 944 sq ft, the property enjoys a bright and spacious feel throughout, enhanced by a pleasant aspect and an abundance of natural light. Ideal for first time buyers, investors, or those looking to downsize without compromise, the apartment combines generous proportions with a highly convenient location.

The accommodation is well balanced and thoughtfully arranged, featuring a 20ft living area with ample space for both relaxation and dining, alongside a modern fitted kitchen with integrated appliances and space for a breakfast table. All three bedrooms are well-proportioned, making the property equally suited to families, professionals, or those needing flexible home working space. A contemporary shower room completes the interior.

A particular highlight of the property is the ample built in storage found throughout, ensuring a practical and clutter free living environment. Set within well maintained communal grounds, the development also benefits from a garage en bloc and parking spaces throughout the grounds, further



enhancing its appeal.

Offering both comfort and convenience in equal measure, this is a superb opportunity to enjoy easy living in one of Epsom's most desirable locations.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including St Andrew's, Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsends. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a

youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Leasehold-Share of Freehold  
Length of lease (years remaining) - 934 years  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £2,382.18  
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.

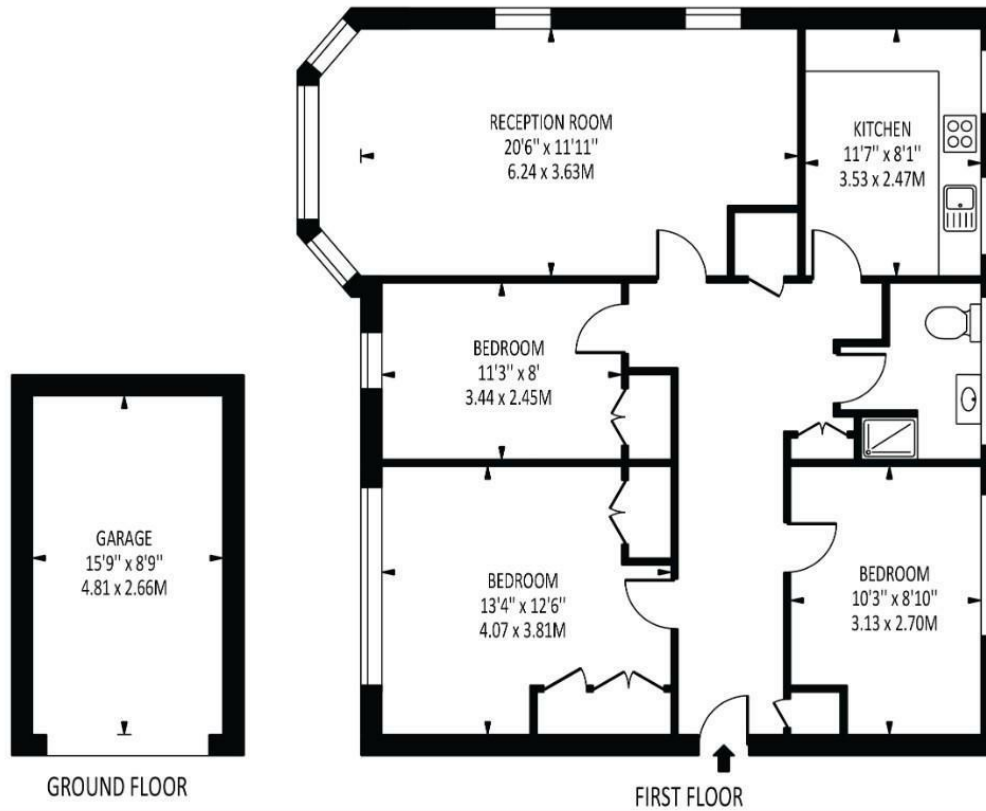




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## Downs Lodge Court, Church Street

Total Area: 1082 SQ FT • 100.52 SQ M  
(Including Garage)  
Garage Area : 138 SQ FT • 12.79 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 80      | 80                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

