



Farriers Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £175,000 Leasehold

- Bright First Floor Studio Apartment
- Cul de sac location
- No onward chain
- Spacious lounge/dining room
- Communal gardens
- Separate fitted kitchen
- Allocated parking space
- Further visitors parking
- Short walk to town & station
- Popular residential area

****NO CHAIN**** The Personal Agent are pleased to present to the market this bright and well positioned first floor studio apartment. Enjoying a highly convenient location coupled with a fantastic position being tucked away in a cul de sac, this first floor apartment warrants immediate inspection to fully appreciate its bright and light rooms, use of the communal gardens abundance of storage, double glazing, gas central heating and allocated parking with further visitors spaces.

Farriers Close provides the perfect balance for someone 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 fitted kitchen, a spacious white bathroom, separate entrance hallway and built in storage cupboard.

Further noteworthy points to mention include an allocated parking space, use of the many further visitors parking and easy access to local amenities.

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) - 962 years

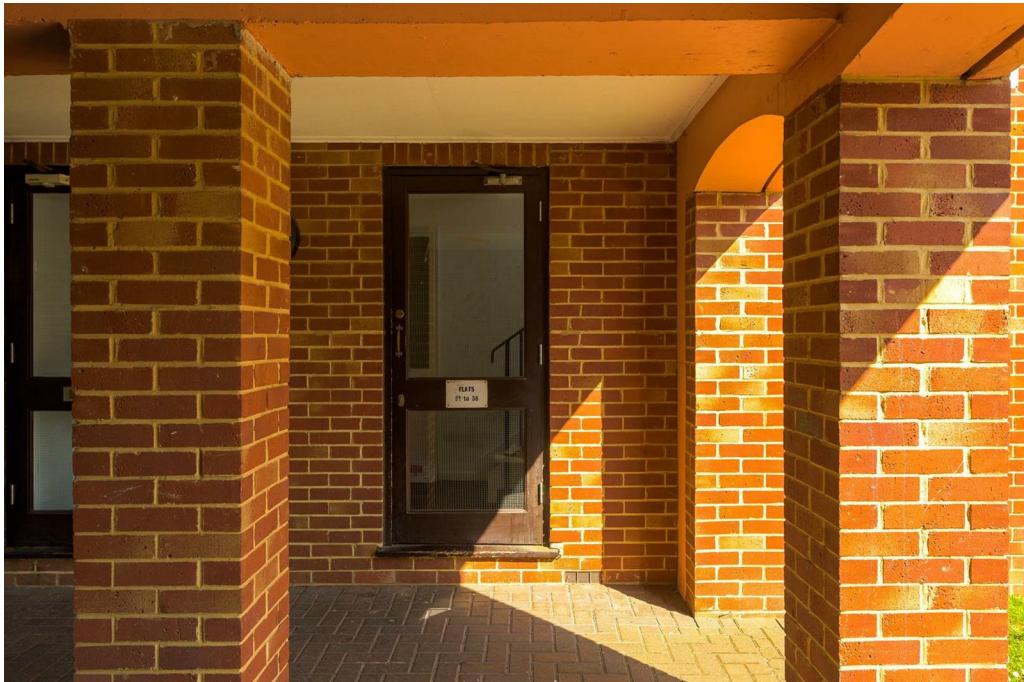
Annual ground rent amount (£) - TBC

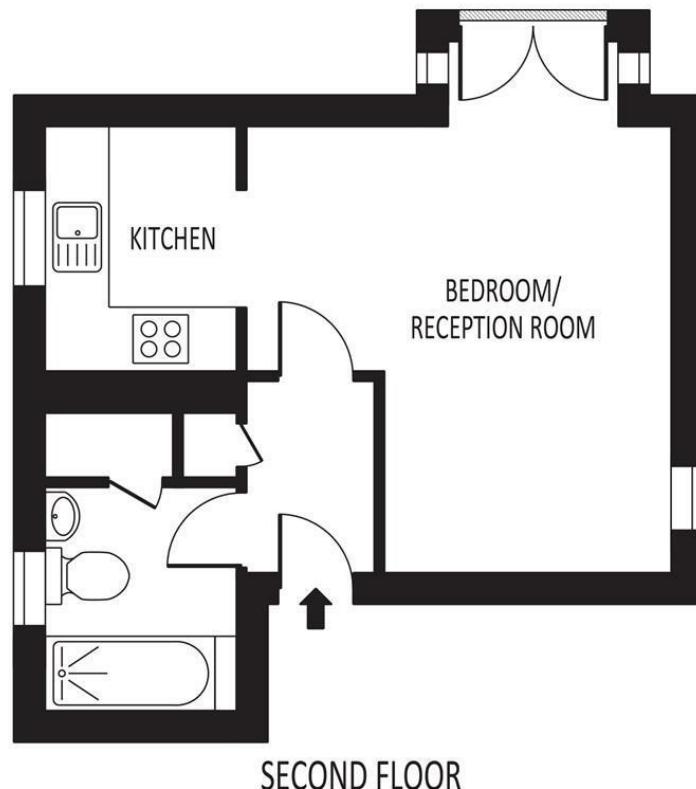
Annual service charge amount (£) - TBC

Council tax band - B

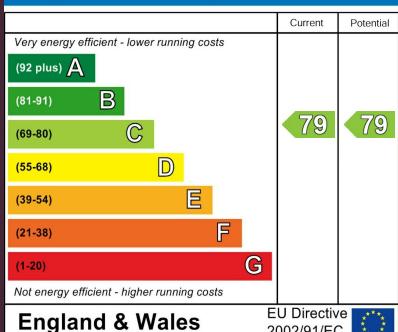
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating



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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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