



Ashley Avenue, Epsom

The **PERSONAL** Agent

# Guide Price £150,000

## Leasehold

- Modern Retirement Development
- Available Exclusively For The Over 60s
- No Ongoing Chain
- One Double Bedroom
- Spacious & Bright
- Development Manager/Warden
- 24hr Emergency Call Systems
- Communal Lounge With Regular Activities
- Close to Rosebery Park
- Moments From Shops and Ashley Centre



Tucked away to the rear of this landmark development on the periphery of Epsom High Street, this generous one double bedroom, second floor retirement apartment is offered to the market with no ongoing chain.

This well positioned apartment enjoys a great Westerly aspect which enjoys the afternoon and evening light measuring approximately 457 sq ft with plenty of natural light flowing through the rooms, the property has a great feel.

Enjoying a truly convenient position with easy access to the high street, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned property would be a difficult task indeed.

Benefitting from a Warden Manager and a 24 hr emergency call system, this over 60's development is also very close to the open parkland of the Mounthill Gardens and a stone's throw of Rosebery Park.

This first floor apartment is accessed via a communal lift or stairs to the apartment's own front door. Internally the accommodation comprises an

entrance hall and spacious lounge which directly opens to the fitted kitchen, a double bedroom with built in wardrobes and a shower room. All residents must be over the age of 60 years.

Situated in a fantastic location close to all local amenities, the apartments are presented over 4 floors and served by a lift. Each room has a 24-hour emergency call system monitored by either the Development Manager or Careline. Residents share a ground floor lounge and there is a guest suite to rent, regular social activities are arranged by residents, broadband and communal Sky dish available for Subscription and GP's and Dentist services are also located nearby.

Epsom Town centre offers a wide variety of shops, cafés, restaurants and pubs. The Ashley Centre shopping mall includes Waitrose and M&S. Epsom Playhouse has entertainment including films and concerts. There is a good bus and train service. Local Leisure and Sports facilities are also available nearby.

Epsom is a popular commuter town, south west of London and close to Epsom Downs, home of The Derby. The RAC Country Club is a 10-minute drive away. The M25 (J.9) and A3 are both close by giving access to

London, Kingston, Heathrow and Gatwick airports.

Tenure - Leasehold  
Length of lease (years remaining) - 91  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - 2298.41  
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 Flat**  
 Ashurst, Ashley Avenue, Epsom  
 Total Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

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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>		<b>85</b>	<b>86</b>
(69-80) <b>C</b>			
(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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