

East Street, Epsom

The PERSONAL Agent

Offers In Excess Of £240,000

Leasehold

- No onward chain
- Stunning top floor apartment
- High specification finish
- Modern kitchen with integrated appliances
- Stylish and contemporary bathroom
- Well proportioned bedroom
- Allocated parking space
- Walk to town centre & station



Enjoying a favourable position within the development and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well presented top floor apartment. The flat itself is stylish and well-proportioned apartment enjoying an open plan lounge/kitchen/diner.

This modern apartment offers an entrance hallway, double bedroom, stunning open plan living space with defined kitchen/dining and living areas, contemporary bathroom and allocated parking bay.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this contemporary apartment benefits from an abundance of light.

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 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 Downsend. 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.

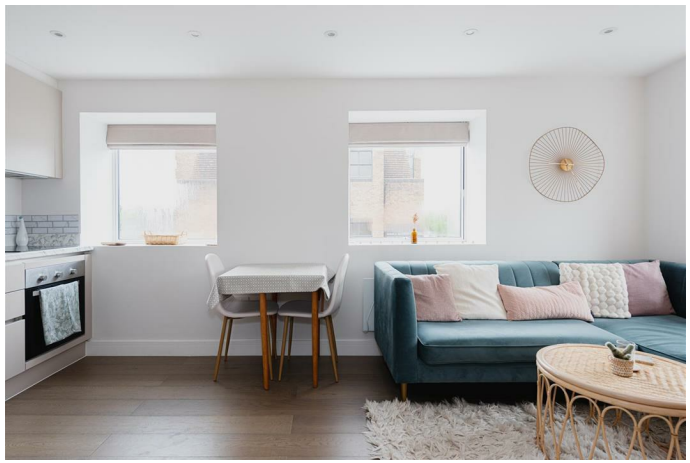
Tenure- Leasehold
Length of lease (years remaining) - 119
Annual ground rent amount (£) - included in the service charge
Annual service charge amount (£) -1282.00
Council Tax Band - B

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.

















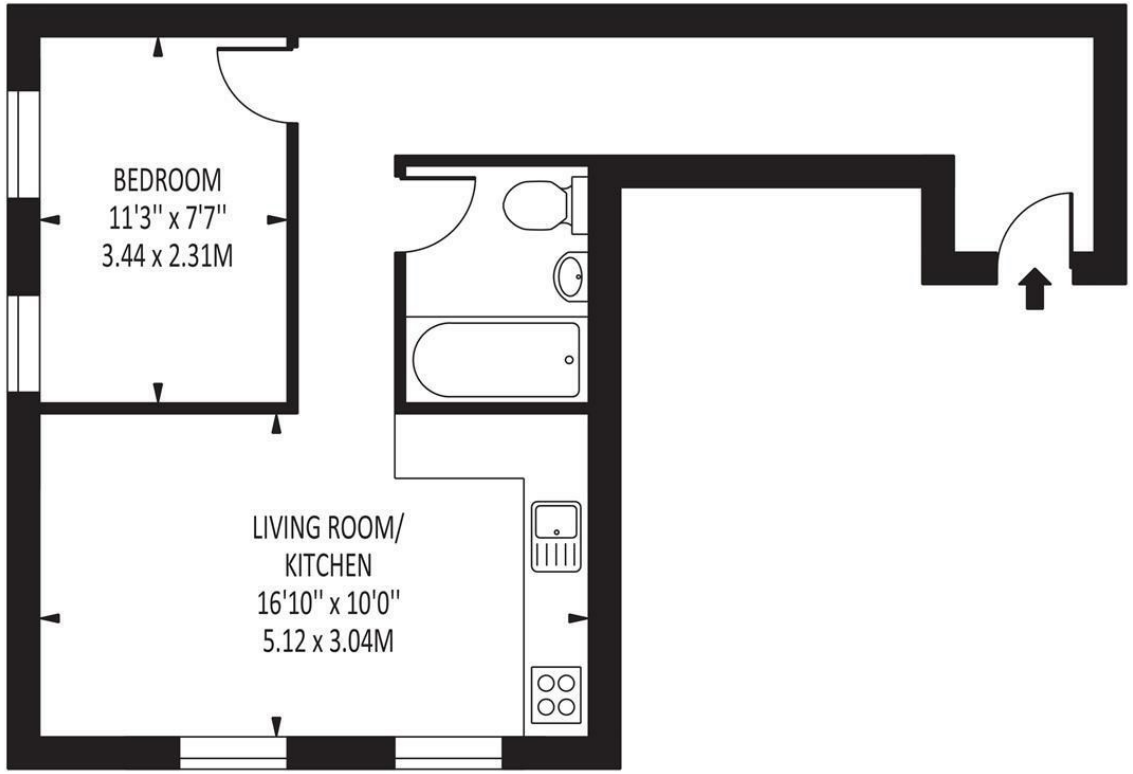

CHURCH ROAD

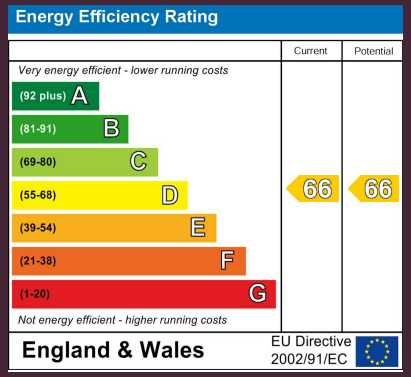


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Glen House

Total Area: 430 SQ FT • 39.95 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 inpspection, 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.

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EPSON