



9 Lynwood Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £435,000 Leasehold

- Stunning conversion
- Highly sought after location
- Two large double bedrooms
- Private balcony/terrace
- 18ft bay fronted living room
- Kitchen/breakfast room
- Modern four piece white bathroom
- Garage
- Large communal gardens
- Off street parking

Located in a highly desirable road within the very heart of the College area of Epsom, this tremendously spacious first floor conversion apartment is offered to the market in great order throughout, with a private Easterly facing terrace that provides an impressive elevated outlook of the expansive communal gardens.

With character in abundance and the added benefit for a garage too, such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Lynwood Road is highly requested due to its position and offers excellent access to all of the surrounding amenities and transport links with Epsom Station approximately 0.9 mile away providing a commuter service to London Bridge, Waterloo and Victoria.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend immediate viewing.



As soon as you step through the door the wealth of character and charm is immediately evident with high ceilings, bay windows and character fireplaces in both bedrooms and the living room.

The generous accommodation of approximately 863 Sq Ft is particularly well balanced and comprises 18ft bay fronted living room, with a door to a private Easterly facing 10ft balcony terrace overlooking the grounds and providing the perfect place to take morning coffee.

There is a split level kitchen/breakfast room, the main 17ft bedroom is also bay fronted and the second bedroom is a true double, both with built-in wardrobes and a modern white bathroom suite with separate shower.

Further features to note include communal off street parking, private garage and large easterly facing communal gardens.

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.

Tenure - Leasehold  
Length of lease (years remaining) - 970  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - 1200.00  
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.







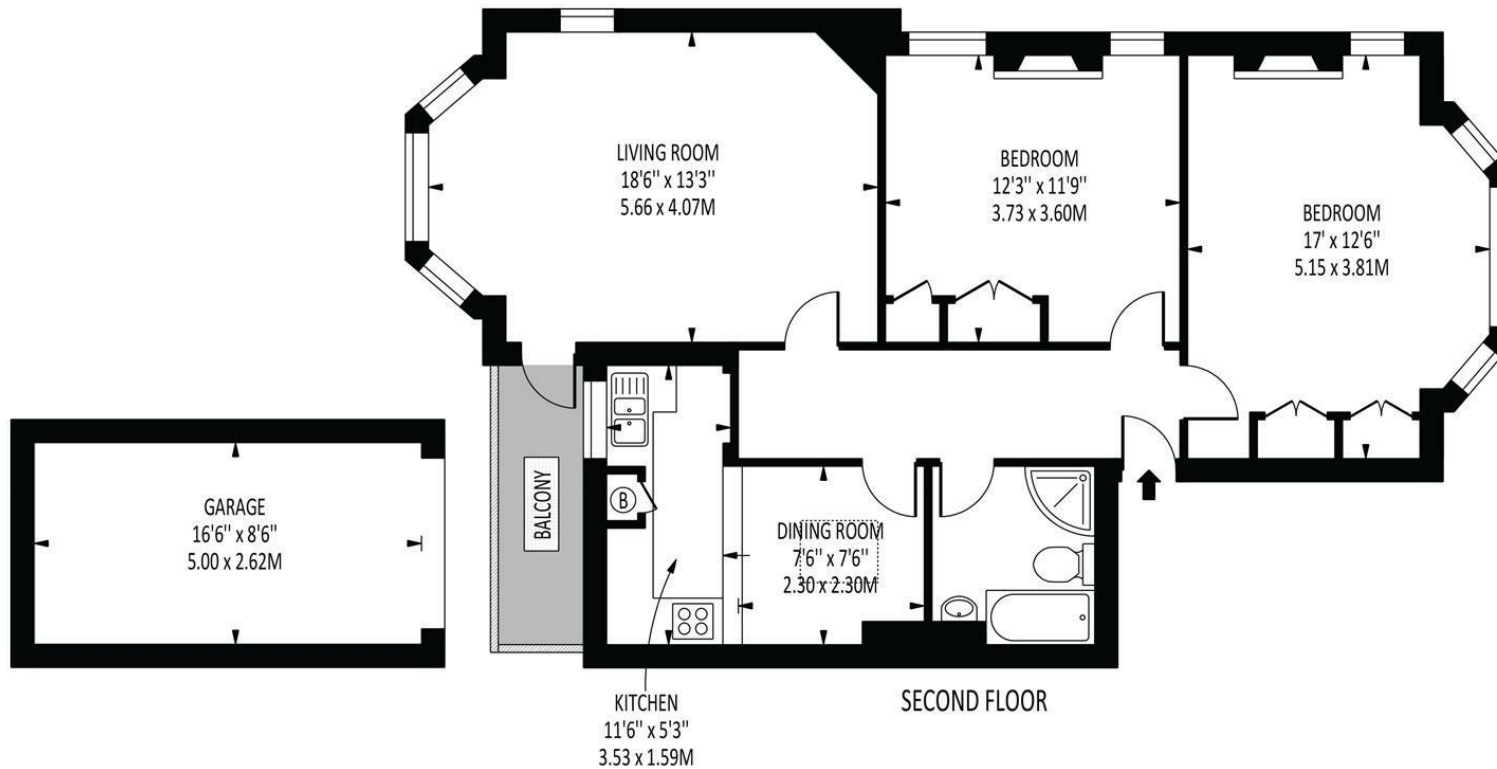




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Lynwood Road

Total Area: 1004 SQ FT • 93.24 SQ M  
(Including Garage)  
Garage Area : 141 SQ FT • 13.10 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>		
(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		
	56	77
England & Wales		
EU Directive 2002/91/EC		

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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.



