



Church Street, Epsom

£525,000

- Sought after gated development
- Offering 976 Sq. Ft of accommodation
- Two double bedrooms
- En-suite shower room & bathroom
- Stunning 17ft x 15ft reception room
- Spacious modern kitchen
- Generous entrance hall
- Allocated & visitors parking
- Short walk to Town & Station
- Security entry phone system



The Personal Agent are proud to present this unique and spacious ground floor apartment set within a gated development on the periphery of the sought after College area of Epsom and just a short walk from the Town Centre.

The property was part of a professional conversion in recent years and provides accommodation approaching 1000 Sq. Ft with the apartment enjoying an unusual and seriously impressive octagon shape which leads to so much natural light filling the rooms from six of its eight sides.

Accessed via a secure gated entrance offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the gated parking for the property and the security entry system to the front door, and with ample fitted cupboards in the property there is an abundance of storage.

Perfect for those wanting to downsize but not downgrade, this completely turn-key apartment is located on the periphery of the sought after College area of Epsom and is within close proximity of Elizabeth Welchman Gardens and Rosebery Park, not to forget the open spaces of the nearby Epsom Downs.

Noteworthy points to mention are high ceilings, large double glazed sash windows with bespoke plantation shutters, generous entrance hall, 17ft x 15ft reception room, generous kitchen, two double bedrooms, en-suite shower room and the main bathroom.

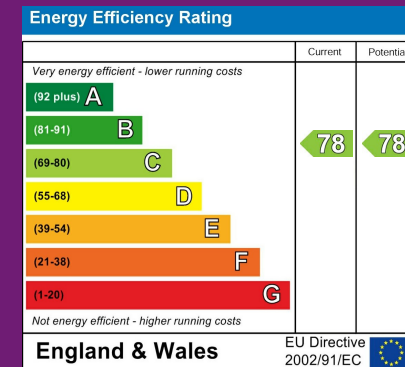
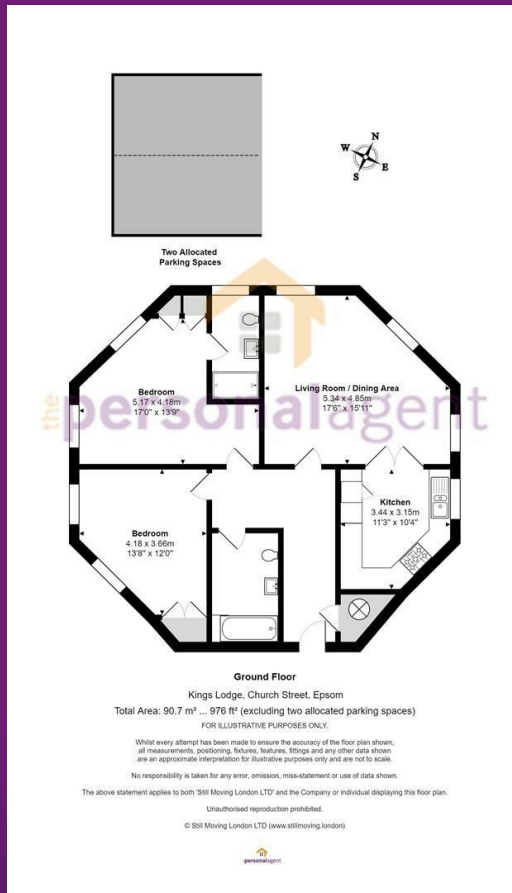
The property provides secure and secluded living with an excellent level of finish and presentation throughout and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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.







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