



Axwood, Epsom

The PERSONAL Agent

Guide Price £250,000

Leasehold

- Cash Buyers Only - Low Lease
- No Chain
- Ground floor maisonette
- Two double bedrooms
- Refurbishment opportunity
- Prestigious Woodcote Estate
- Great Investment Opportunity
- Ample storage
- Use of communal Gardens
- 10 minute walk to Epsom High Street

****CASH BUYERS ONLY DUE TO LOW LEASE **** A rarely available two double bedroom ground floor maisonette, situated on the highly sought after Woodcote Estate.

Offered with no ongoing chain and accessed by its own front door, the welcoming entrance hall provides ample built-in storage. Both of the bedrooms are generous doubles, with views over the surrounding communal gardens.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property is within the catchment of many fantastic local primary and secondary schools, and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.



The property offers an 18ft x 15ft living/dining room, a bright kitchen, white bathroom suite and the use of the beautiful communal gardens. If you are looking for a property in a quiet spot, surrounded by greenery on a private road, this could be the one for you.

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. Due to the anticipated demand that this property will command early viewing is advised. Sole agent.

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. There are some superb state and private schooling options within the area.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 41
Annual ground rent amount (£) - 25.00
Annual service charge amount (£) - 1059.50
Building Insurance - £304.33
Council tax band - D

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.

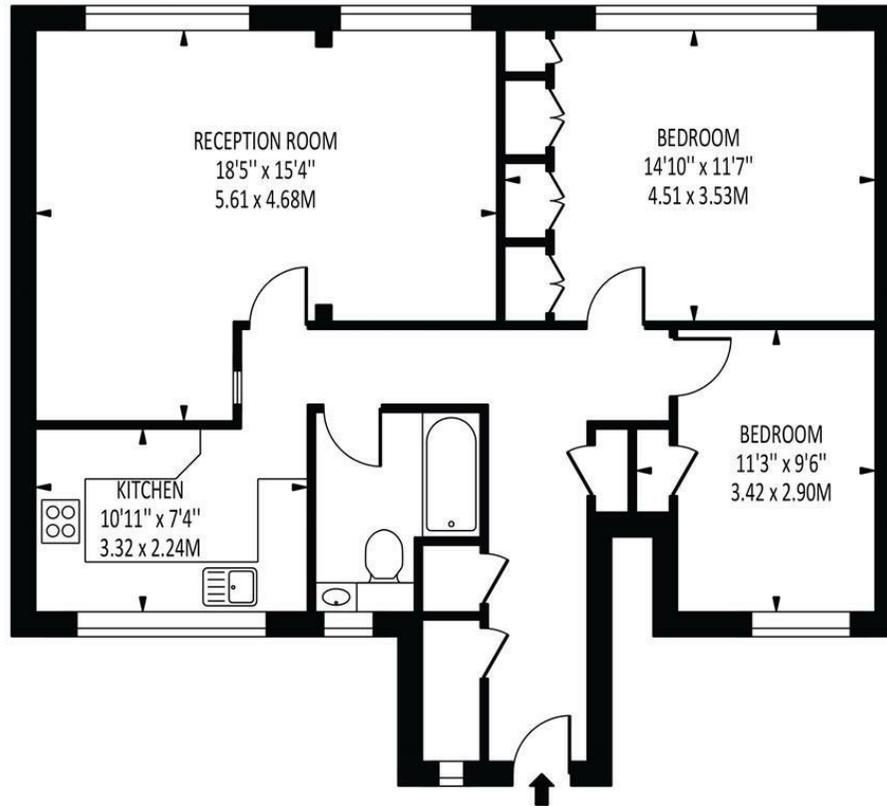




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Total Area: 793 SQ FT • 73.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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