



South Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Leasehold - Share of Freehold

- Ground floor maisonette
- Private courtyard garden
- Three double bedrooms
- Impressive 17ft x 17ft reception space
- Quality fitted kitchen with granite worktops
- Ensuite shower room & main bathroom
- Allocated parking bay
- Moments from Rosebery Park
- Short walk to Town, Station & shops
- Vendor suited / Call to view



Enjoying a truly practical and central position, this immaculately presented ground floor maisonette is set within a rarely available development on the periphery of Epsom town centre with easy access to the railway station and shops.

Perfect for first time buyers, investors or those wanting a bolt hole or Pied-à-terre, the property is just metres away from the picturesque Rosebery Park and comes with the added benefit of a private parking bay next to the property's own front door and its very own private courtyard garden.

The property was part of a professional back to brick work conversion and extension approximately five years ago and benefits from contemporary and stylish design touches throughout with a genuine amount of natural light throughout as well as the remainder of the NHBC guarantee

Such is the rarity of these larger garden maisonettes becoming available in a such a great central location, we are recommending immediate viewing to fully appreciate the position, accommodation and convenience that this fine property provides.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow into each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property is incredibly well balanced with a bright open plan 17ft x 17ft reception room, quality fitted kitchen and granite worktops and French doors that open to the private courtyard garden. There is a choice of three double bedrooms that provide the flexibility to be utilised as either bedrooms or further reception areas, subject to the individual buyers requirements. The ensuite shower room and main bathroom complete the accommodation alongside a large and welcoming entrance hall.

Location: South Street is located on the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away as are many excellent local schools including St Martins and St Christopher's.

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.

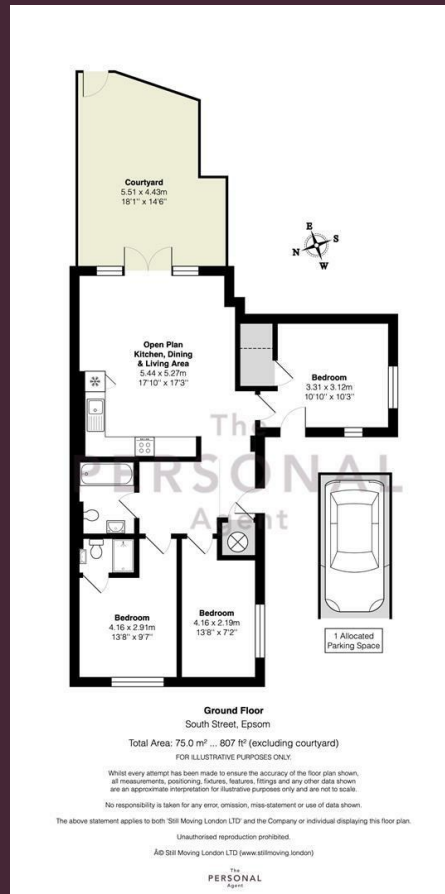
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Share of Freehold
Length of lease (years remaining) - 995
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 909.20
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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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