



Worple Road, Epsom

The **PERSONAL** Agent



# Offers Over £300,000

## Leasehold

- Victorian conversion apartment
- Close to Rosebery Park
- Sought after residential road
- Two double bedrooms
- High ceilings & original windows
- Well presented kitchen
- Spacious white bathroom
- Allocated parking space
- Short walk to Town & Station



This excellently positioned and spacious first floor Victorian conversion apartment benefits from spacious accommodation, high ceilings, and abundance of natural light throughout.

This fine property is located within a sought after residential road just a short walk from the open spaces of Rosebery Park, Epsom town centre and the mainline railway station.

Perfect as a first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect and a highly convenient position making immediate viewing a priority to avoid disappointment.

The well balanced accommodation of approximately 682 Sq Ft benefits from an entrance hallway, 15ft x 13ft living room, well presented kitchen, two double bedrooms and a generous white bathroom suite.

Outside there is an allocated parking space to the rear, there is the use of a garden area (allocated to flats B and C) and the property is in the process of having its lease extended (more information available on request).

The property also benefits from an updated gas central heating system throughout, and the exterior of the whole building is due to be refurbished and decorated in July.

Immediate inspection is essential to fully appreciate this compact yet wonderfully positioned first floor conversion apartment. Sole agent.

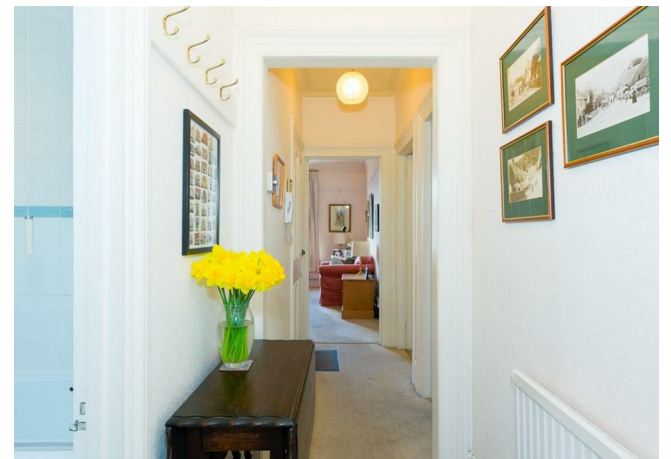
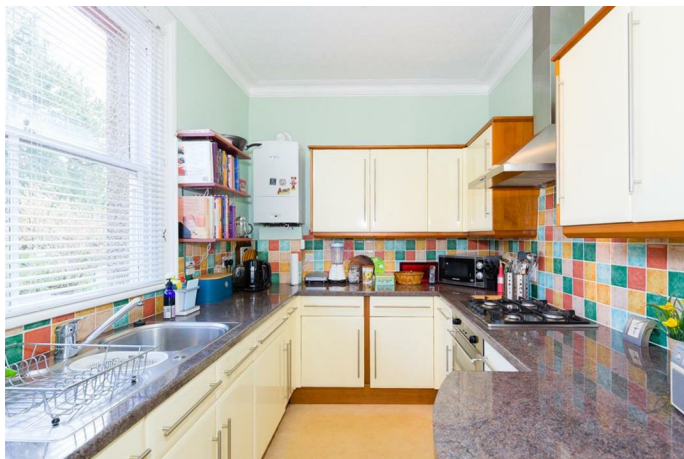
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of

cafés, restaurants and pubs available locally.

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.

Leasehold.

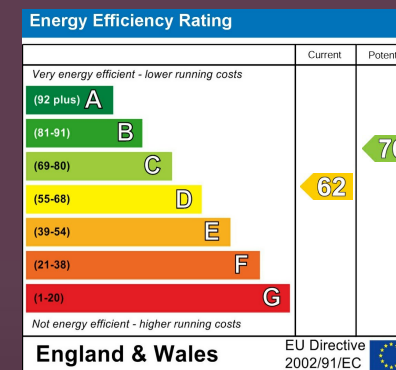












**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333699

**LETTINGS & MANAGEMENT**  
 163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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 Agent

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