



Downside, Epsom

The **PERSONAL** Agent



# Guide Price £290,000

## Freehold

- No Chain
- Stunning conversion apartment
- Ground Floor
- Well proportioned double bedroom
- Open plan kitchen/living space
- Direct access to communal gardens
- Carriage driveway with allocated parking
- Share of Freehold
- Superb Position
- Walk to Town & Station

Coming to market with no onward chain and set on the ground floor of this attractive Grade II listed period block, this truly wonderful apartment enjoys direct access to communal gardens and accommodation totalling 424sq ft of space.

Due to its position, the sun works its way around the property throughout the day ensuring this home enjoys an abundance of light that would not usually be associated with a conversion apartment making it bright and airy with a pleasant outlook from all rooms.

The apartment benefits further from allocated parking and a share of the freehold. A short walk from both Epsom Station, High Street and several parks and green spaces, this wonderful apartment is sure to attract a great level of interest.

Located just to the South of Epsom Town Centre in a leafy position, Beechcroft is a handsome and well maintained period building. Converted into several apartments, the property is



maintained and run by the residents, whom enjoy a share of the freehold.

Occupying an enviable position on the ground floor, the apartment offers an entrance hall, well proportioned double bedroom, modern white bathroom suite with over bath shower, a fantastic modern kitchen opening on to the living space which provides direct access to the communal gardens which are a delight.

There is a large carriage driveway to the front providing parking for residents and guests.

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 airports.

Tenure - Leasehold - Share of Freehold  
Length of lease (years remaining) - 983  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £2,500  
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.







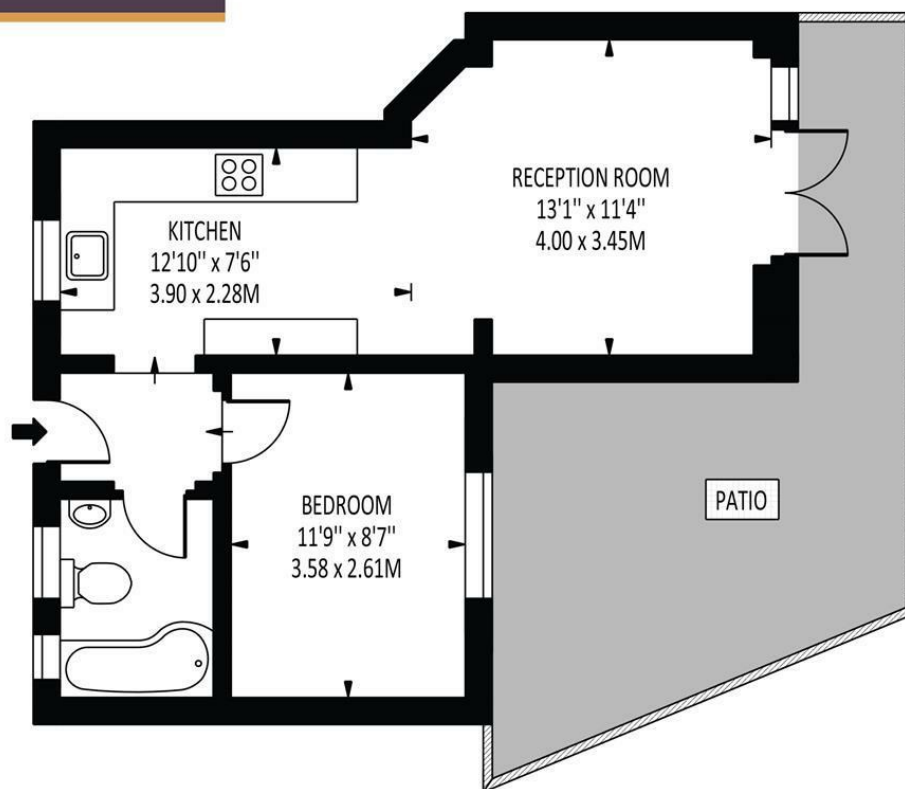


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Downside

Total Area: 424 SQ FT • 39.38 SQ M



GROUND FLOOR

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		
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.



