

Ashley Road, Epsom

The PERSONAL Agent

Offers In Excess Of £345,000

Leasehold - Share of Freehold

- No onward chain
- Ground floor flat
- Three bedrooms
- Approaching 900 sq ft of space
- Amazing town centre location
- Beautifully maintained communal gardens
- Wooden floors in some rooms
- Light filled rooms
- Residents Parking and optional communal storage
- Moments from Station & High Street



The Personal Agent are delighted to present this impressive ground floor apartment offering almost 900 sq ft of bright and generously proportioned accommodation. Ideal for those looking to downsize without compromise, or buyers seeking a rare combination of character features and the opportunity to put your own stamp on the space, the property forms part of an attractive building and enjoys a prime position in the very centre of Epsom.

Set within a quiet, immaculately maintained development on the sought after Ashley Road, the position of this apartment in the development provides an excellent balance of tranquillity and convenience. Epsom's shops, cafés, restaurants and everyday amenities are all within easy walking distance, as is Epsom station, which offers fast and frequent services to London Waterloo, Victoria and London Bridge.

Ashley Court is one of Epsom's most desirable developments with well maintained landscaped communal gardens, residents parking and just moments from the town centre.

Inside, a spacious central hallway immediately sets the tone, offering excellent storage. To one side sits a larger than average kitchen and there is a secondary door acting as tradesmen entrance, with access to the garden.

The light filled reception room is a real highlight, featuring an attractive bay window that floods the space with natural light and creates a welcoming setting for relaxing or entertaining. The apartment offers three well proportioned bedrooms, including two doubles, all thoughtfully arranged to suit both families and professionals alike. Completing the accommodation is a family bathroom and separate WC.

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.

Epsom town centre itself offers a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold: Share of Freehold
Length of lease (years remaining) - 974
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 3,952.94
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.

















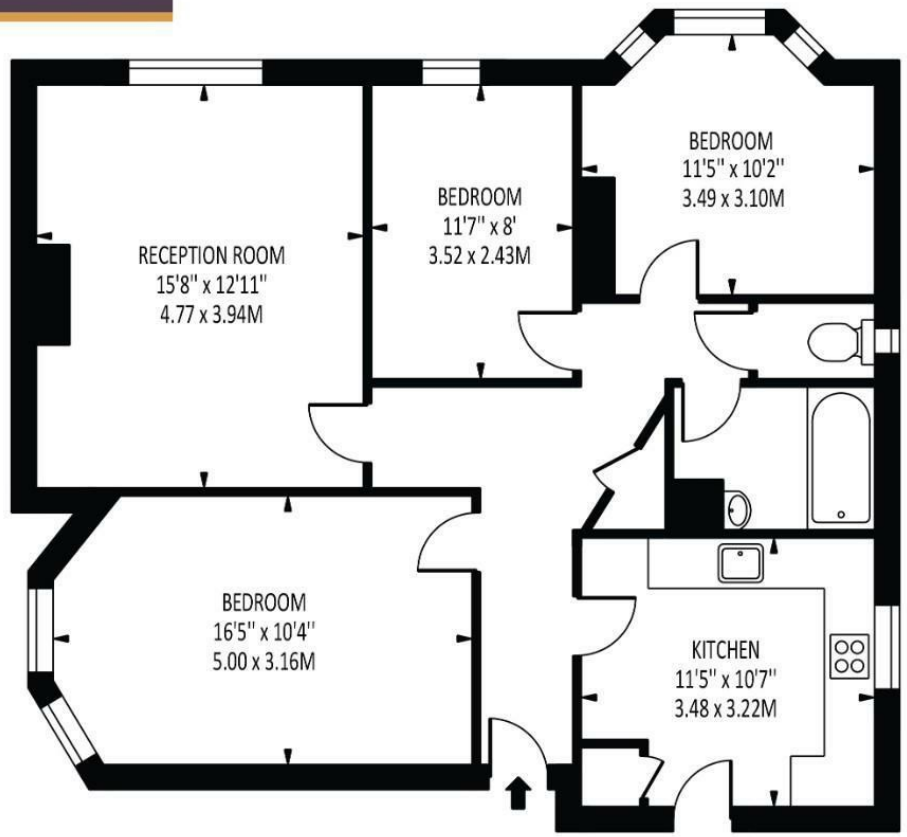


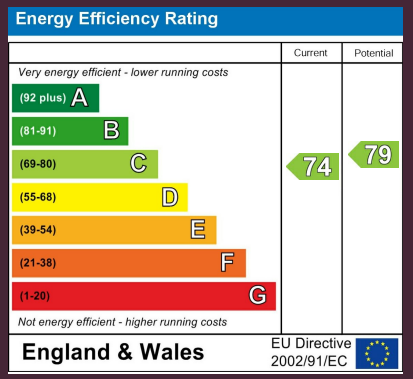


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Ashley Court

Total Area: 887 SQ FT • 82.45 SQ M





Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, 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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