



Rosebank, Epsom

The PERSONAL Agent

Guide Price £375,000

Leasehold

- First floor maisonette
- Over 800 sq ft
- Minutes from High Street & Station
- Private rear garden with terrace
- Two double bedrooms
- Large living room
- Generous kitchen
- Resident's parking permit scheme
- Peaceful yet central location
- External storage cupboard

The Personal Agent are pleased to present this centrally positioned first floor maisonette that has been fully refurbished by the current owners and benefits from a private rear garden and a nice secluded frontage.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul-de-sac within a short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offered to the market in fantastic order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.



The property features two genuine double bedrooms, generous kitchen, modern bathroom and a spacious 16ft lounge. The private garden is a particularly good size and has defined spaces that consist of a decked terrace, central lawned area and a further decked area to the rear ensuring you can enjoy the sun at different times of the day. There is also handy storage cupboard and residents parking scheme within the cul de sac.

Rosebank is a highly sought after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom Town Centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Tenure - Leasehold

Length of lease (years remaining) - 2197

Annual ground rent amount (£) - included in the service charge

Annual service charge amount (£) - 1156.00

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.

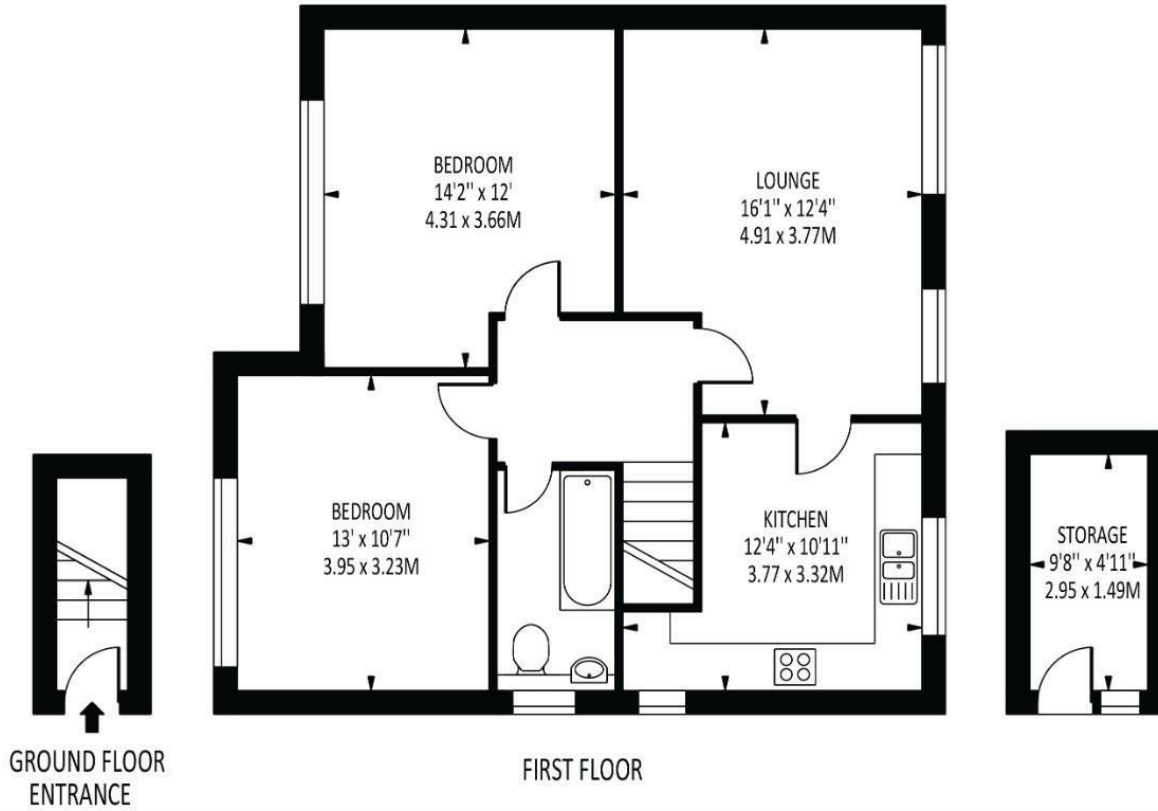




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Rosebank Epsom
 Total Area: 809 SQ FT • 75.17 SQ M
 (Including Storage)
 Storage Area : 48 SQ FT • 4.50 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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

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TADWORTH & KINGSWOOD OFFICE

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