



Gladstone House, Epsom

The PERSONAL Agent

# Guide Price £230,000

## Leasehold

- Good size kitchen with space for breakfast bar
- High ceilings & sash windows
- Offering 679 sq ft of space
- Allocated parking bay
- No chain or available with tenant in-situ
- Double bedroom & generous bathroom
- Living room & separate dining area
- Wonderful outlook over parkland
- Walking distance to railway stations
- Luxury first floor Victorian conversion apartment

With a fantastic outlook over the surrounding parkland, this spacious and bright first floor apartment warrants immediate viewing to fully appreciate the position and size it enjoys with 679 sq ft of space.

Further noteworthy points to mention include large double glazed floor to ceiling sash windows, 11ft high ceilings adding to the spacious feel, allocated parking space and well maintained communal grounds with access to the surrounding country parks.

The property is offered chain free or with tenants in situ and would suit a diverse selection of buyers; so whether you are a first time buyer, investor or making a downsize move we recommend viewing this fine apartment.

Such is the rarity of these larger one bedroom conversion apartments, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation is unrivalled in our view.



As you enter the spacious hallway you are instantly struck by the high ceilings and light that floods throughout the apartment. Beyond is the dining room with double doors opening onto the kitchen which has space for a breakfast table and offers views over the beautifully kept grounds.

From the dining room, a step down leads you into the homely living room with further views over parkland, the double bedroom has built-in wardrobes and there is a white bathroom suite. Further noteworthy features to mention include large double glazed sash windows and allocated parking space.

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  
Length of lease (years remaining) - 978  
Annual ground rent amount (£) - £87.50  
Annual service charge amount (£) - £2,177.10  
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.





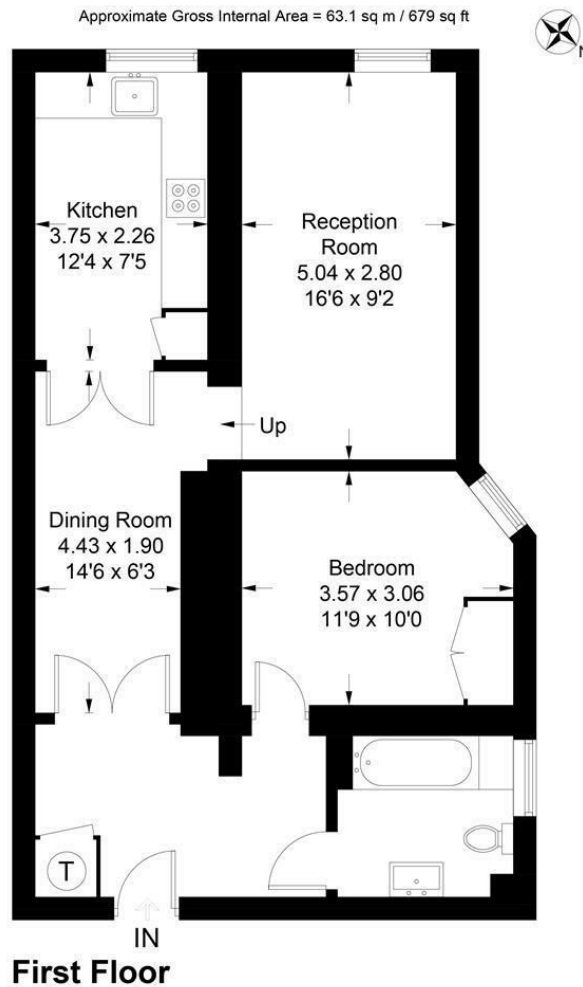


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID906856)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

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

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.

