



East Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £240,000 Leasehold

- No onward chain
- Stunning top floor apartment
- High specification finish
- Modern kitchen with integrated appliances
- Stylish and contemporary bathroom
- Well proportioned bedroom
- Allocated parking space
- Walk to town centre & station

Enjoying a favourable position within the development and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well presented top floor apartment. The flat itself is stylish and well-proportioned apartment enjoying an open plan lounge/kitchen/diner.

This modern apartment offers an entrance hallway, double bedroom, stunning open plan living space with defined kitchen/dining and living areas, contemporary bathroom and allocated parking bay.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this contemporary apartment benefits from an abundance of light.

Epsom is a charming town offering a lovely balance of countryside tranquillity and everyday convenience, with leafy streets alongside a vibrant town centre. The Ashley Centre shopping mall, twice-weekly traditional market, independent



cafés and restaurants provide plenty of choice for families and professionals.

For leisure, there are numerous green spaces, including Horton Country Park with its adventure farm and nature trails, Epsom Common and the iconic Epsom Downs Racecourse, ideal for walks, cycling and enjoying the outdoors.

Epsom is also well served for education, with highly regarded schools including Rosebery Girls School, Glyn Boys School, St Joseph's and Wallace Fields. Independent options include prestigious Epsom College, Freemans and Downsends. UCA and Laines Theatre Arts also add a vibrant creative and youthful atmosphere.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy.

When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Leasehold

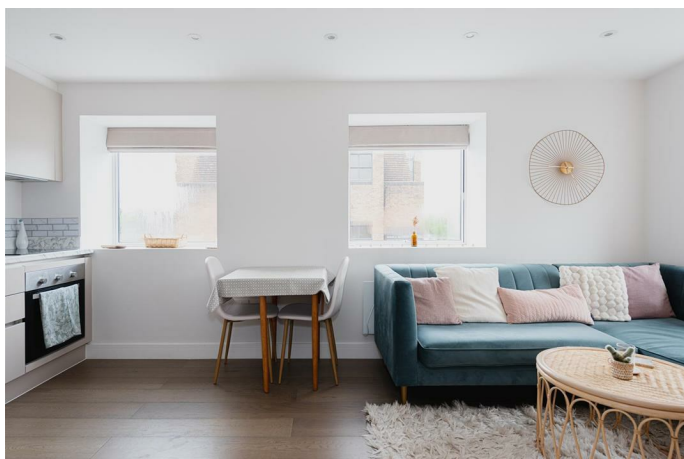
Length of lease (years remaining) - 119

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

Annual service charge amount (£) -1282.00

Council Tax Band - B

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.

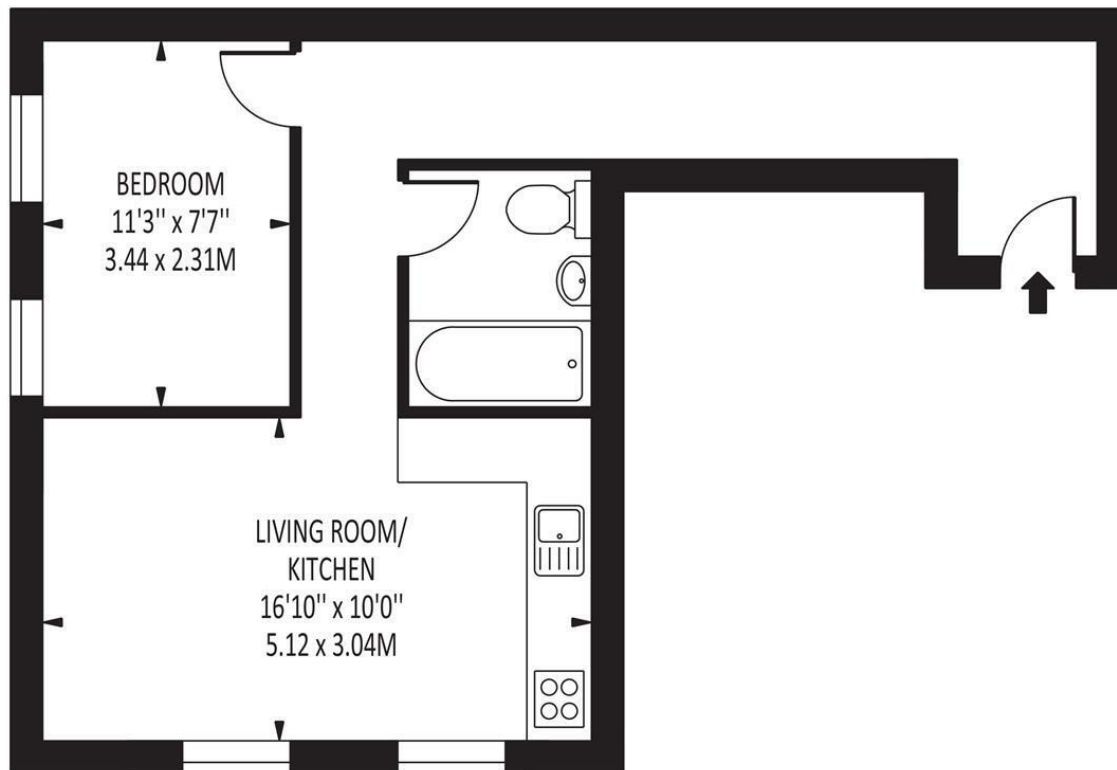




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Glen House

Total Area: 430 SQ FT • 39.95 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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
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.

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Agent

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.

