



Farriers Close, Epsom

The PERSONAL Agent

Offers In Excess Of £260,000 Leasehold

- Bright ground floor apartment
- One double bedroom
- Cul de sac position
- Spacious lounge/dining room
- Direct access to gardens
- Separate fitted kitchen
- White bathroom suite
- Allocated parking space
- Further visitors parking
- Secluded communal garden

Enjoying a highly convenient location coupled with a fantastic position, this well presented ground floor apartment warrants immediate inspection to fully appreciate its direct access to communal gardens, bright and light filled spaces, abundance of storage, recently replaced double glazing, gas central heating and allocated parking.

Set within a cul de sac that is tucked away on this popular residential development, ground floor apartments of this quality are a rarely available opportunity indeed, so we are advising immediate viewing to avoid disappointment.

Farriers Close provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.



Accessed via a security entry system providing complete peace of mind and located within this popular residential development, The Personal Agent are pleased to present this bright and well positioned ground floor apartment.

The property benefits from a really well proportioned living/dining room with a square bay window that incorporates French doors to the secluded communal gardens, a separate fitted kitchen, a spacious white bathroom, well proportioned double bedroom with built-in wardrobe, separate entrance hallway and two built in storage cupboards.

Further noteworthy points to mention include an allocated parking space, use of the many further visitor's parking and easy access to local amenities.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

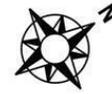
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. Epsom is a popular 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.

Tenure - Leasehold
Length of lease (years remaining) - 900+
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1008.00
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.

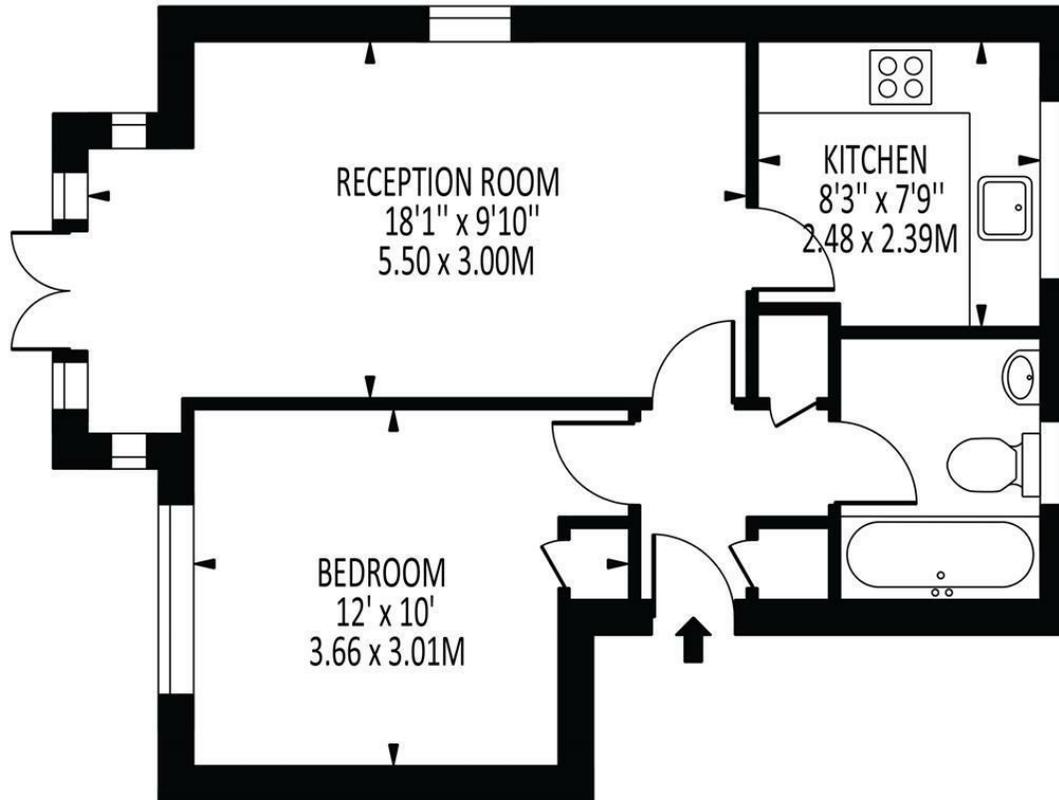






Farriers Close

Total Area: 432 SQ FT • 40.13 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 76 |
| (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
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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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.

