



Alexandra Road, Epsom

The **PERSONAL** Agent



# Guide Price £525,000

## Leasehold

- Stunning ground floor apartment
- Private garden with South/West aspect
- Sought after gated development
- Two generous double bedrooms
- En-suite + main bathroom
- Large living area with doors to garden
- Separate dining area linking to kitchen
- Allocated parking + visitors parking
- Wonderful presentation & feel throughout
- Viewing essential



Occupying arguably one of the best positions within this imposing and sought after development, this stunning and well presented ground floor apartment offers a bright and spacious layout with leafy views from most windows and a south westerly facing private garden.

Built in 2001, Alexandra Mansions is a gated and exclusive development on the periphery of Alexandra Park and just a short walk from the town centre and railway station.

This fine apartment boasts many outstanding features, including a 17ft living room with doors to the private garden, a separate open plan dining area that links perfectly to a beautiful kitchen creating the ultimate social and entertaining space, a beautiful master bedroom with en-suite shower room, generous second double bedroom and a spacious main bathroom.

The finish, presentation and position of the property itself mirrors the superb location, not to forget the private landscaped garden which benefits from a South/Westerly aspect.

Perfect for those wanting to downsize but not downgrade, this superb

'turn-key' apartment is located on the borders of the sought after College area of Epsom and the also much requested Wallace Fields area. Alexandra Park is also on your doorstep should you wish to enjoy a leisurely stroll, whilst Rosebery Park is nearby, not forgetting the open spaces of Epsom Downs that are within easy reach.

Noteworthy points include a video security entry system, lift service to all floors, generous entrance hall with 2 x built-in cupboards, allocated parking to the rear of the building as well as further visitors parking.

The gated element of this development provides secure and secluded living with an excellent level of finish and presentation throughout. In addition the property is perfect for access to London with the mainline station at Epsom providing regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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 international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 98  
Annual ground rent amount (£) - 560.00  
Annual service charge amount (£) - 1835.56  
Council tax band - E

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.



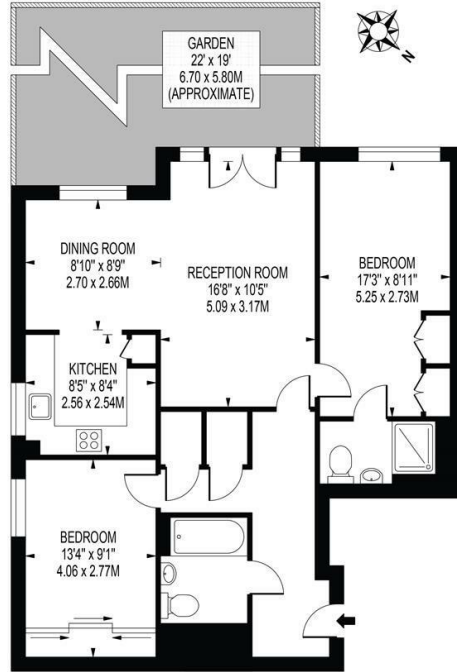








**ALEXANDRA MANSIONS**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.82 SQ M



**GROUND FLOOR**  
 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 OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(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 333699

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



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



**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.



