



Stevens Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £285,000 Leasehold

- No Chain
- Ground Floor Maisonette
- Superbly Presented
- Spacious Lounge
- Modern Kitchen
- White Bathroom Suite
- Double Bedroom
- Allocated Parking
- Direct Access to Private Garden
- Walk to Station and High Street

****NO CHAIN**** A superbly presented ground floor maisonette set on a popular development close to Epsom High Street and railway station. The property has undergone a thorough refurbishment in recent years and has the feel internally of a new build property.

Such is the popularity of these ground floor maisonettes, we are advising all interested applicants to lodge their immediate interest.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or looking for that perfect lock up and leave bolt hole, a closer inspection is highly recommended to appreciate everything it has to offer.



Accessed via its own front door, you walk through the porch into a light and spacious reception room which overlooks the front aspect. The modern white kitchen enjoys direct access onto private garden area with storage shed.

There is a well proportioned double bedroom, a well fitted bathroom and the added benefit of an allocated parking space. Tastefully decorated throughout, the property is ready to move straight in to.

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

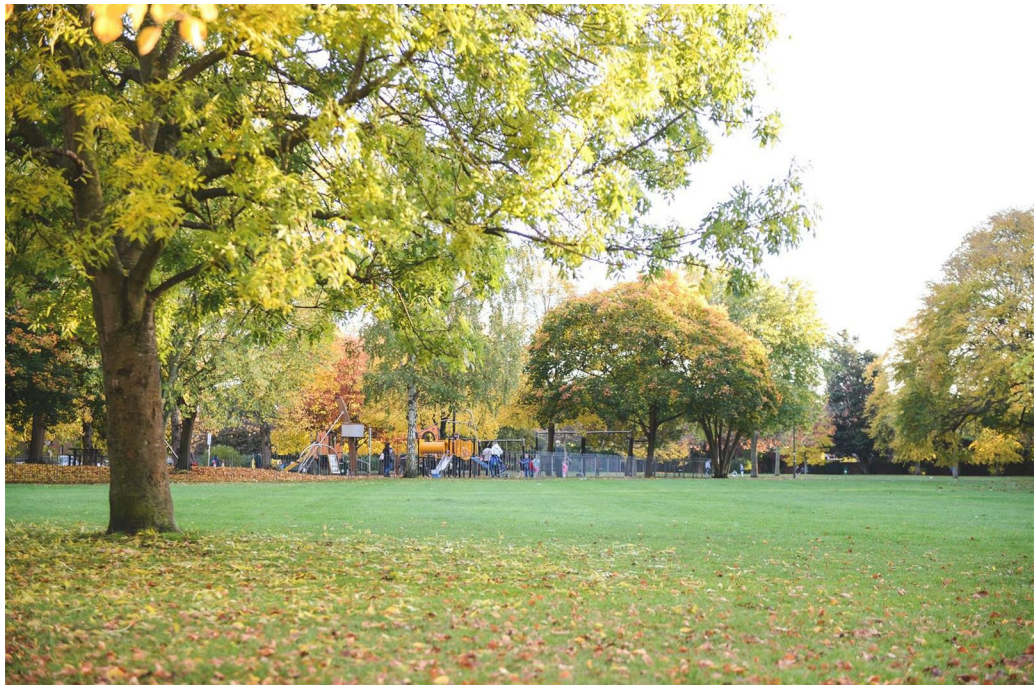
Length of lease (years remaining) - 950

Annual ground rent amount (£) - N/A

Annual service charge amount (£) - N/A

Council tax band - C



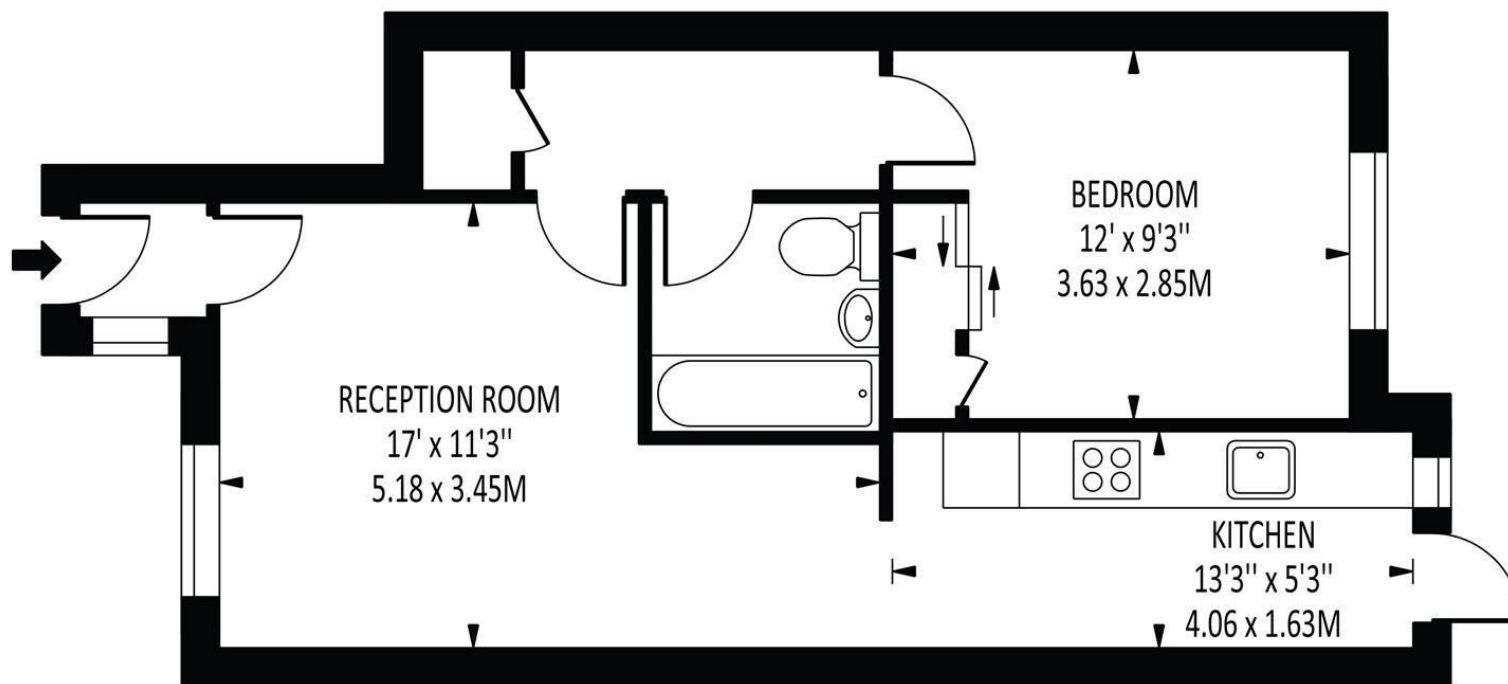


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Total Area: 449 SQ FT • 41.75 SQ M



GROUND FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		
EU Directive 2002/91/EC		

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Banstead, Surrey, SM7 2NS
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Station Approach Road
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The
PERSONAL
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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.

