



Ashley Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £450,000 Leasehold

- Private garden & further private courtyard
- Boutique new build development
- Desirable tree lined road
- 50% already reserved
- Ground floor garden apartment
- Two generous double bedrooms
- Two modern & stylish bathrooms
- 20ft reception space with quality kitchen
- Allocated parking bay, cycle store & visitors space
- Easy access to town, station & green spaces

Set on a desirable tree lined road to the south of Epsom town centre, and within easy reach of the station and the open spaces of Epsom Downs, Ashley Downs is a boutique collection of just six newly built, beautifully crafted apartments. Each home has been thoughtfully designed to provide a unique living experience, blending contemporary styling with high quality finishes throughout.

Every apartment benefits from a ten year building warranty, high specification integrated appliances, stone worktops, elegant bathrooms, and eco conscious features such as air source heat pumps. With only six homes in total, Ashley Downs offers a rare sense of privacy and exclusivity, while remaining just moments from the town centre and mainline station.

Plot 2 is a particularly impressive ground floor garden apartment, offering spacious and well-balanced accommodation ideal for both everyday living and entertaining. The property comprises two generous double bedrooms, including a principal



bedroom with a sleek ensuite shower room and built-in storage. The second double bedroom is served by a stylish main bathroom, and both rooms enjoy direct access to a private courtyard, a tranquil space, perfect for morning coffee or relaxed evenings outdoors.

The heart of the home is the stunning 20ft open-plan kitchen, dining and living space, complete with high end fixtures and finishes. This space is bathed in natural light thanks to full width bi-folding doors that open onto a private garden, a rare and desirable feature that enhances the sense of space and connection to the outdoors.

Residents also benefit from allocated parking, secure cycle storage, and well-maintained communal areas. The location is exceptional, just 0.6 miles from Epsom station, with direct services to London Victoria, Waterloo, and London Bridge. Excellent local schools, green spaces such as Rosebery Park and Epsom Downs, and a vibrant town centre all contribute to the area's long-standing appeal.

With 50% of the development already reserved and only three apartments remaining, this is a rare opportunity to secure a high specification, turn key home in one of Epsom's most sought after residential areas. Whether you're buying your first home, downsizing, or investing, Plot 2 offers a lifestyle focused option that combines modern design with generous private outdoor space.

Tenure - Leasehold  
Length of lease (years remaining) - 999  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - 600.00  
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.

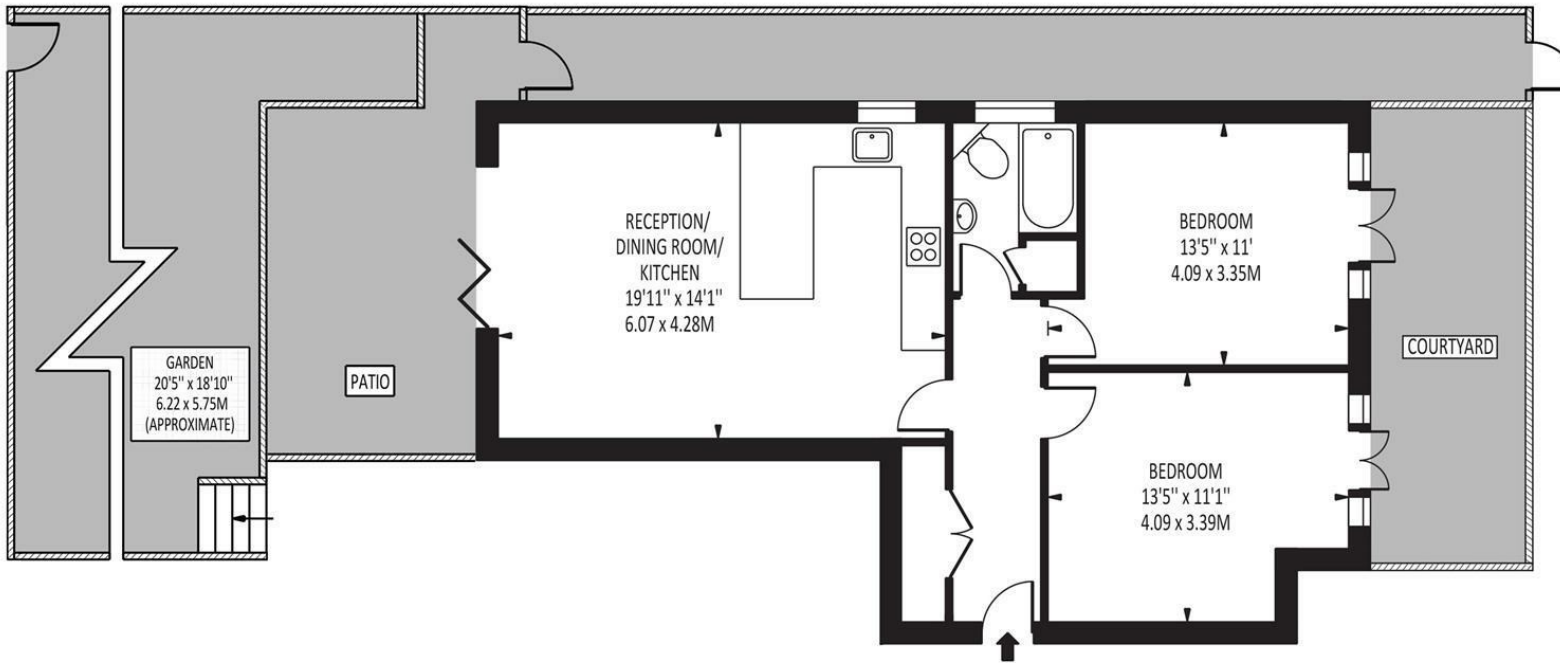




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**Ashley Downs**  
Total Area: 698 SQ FT • 64.84 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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	

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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