



Ridgeway, Epsom

The PERSONAL Agent

# Offers In Excess Of £280,000 Leasehold

- No onward chain
- First floor
- Two bedrooms
- Beautiful communal rear gardens
- 657 sq ft of space
- Large balcony
- Kitchen with integrated appliances
- White bathroom
- Walk to town & station
- Well presented throughout

Set within the highly sought after Chase Estate and just a pleasant walk from Epsom town centre and the railway station, this well presented first floor apartment offers an exceptional opportunity to enjoy a prime location at an attractive price point.

Perfectly suited to first time buyers looking to take their first step onto the property ladder, or investors seeking a solid buy to let opportunity, the apartment combines generous living space with a lifestyle defined by convenience and green surroundings.

Inside, the property is presented in excellent order throughout and features two well proportioned bedrooms, a bright and welcoming lounge with direct access onto a private balcony, and a fitted kitchen with access to the communal outdoor space. The balcony provides a peaceful spot to unwind while overlooking the beautifully maintained communal gardens, creating a sense of calm just moments from the town's shops, cafés and transport links.

With the combination of a prestigious location, appealing outdoor space and competitive pricing, this apartment represents outstanding value within the Chase Estate.

Early viewing is highly recommended to avoid missing out on this superb opportunity. Sole agent.



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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

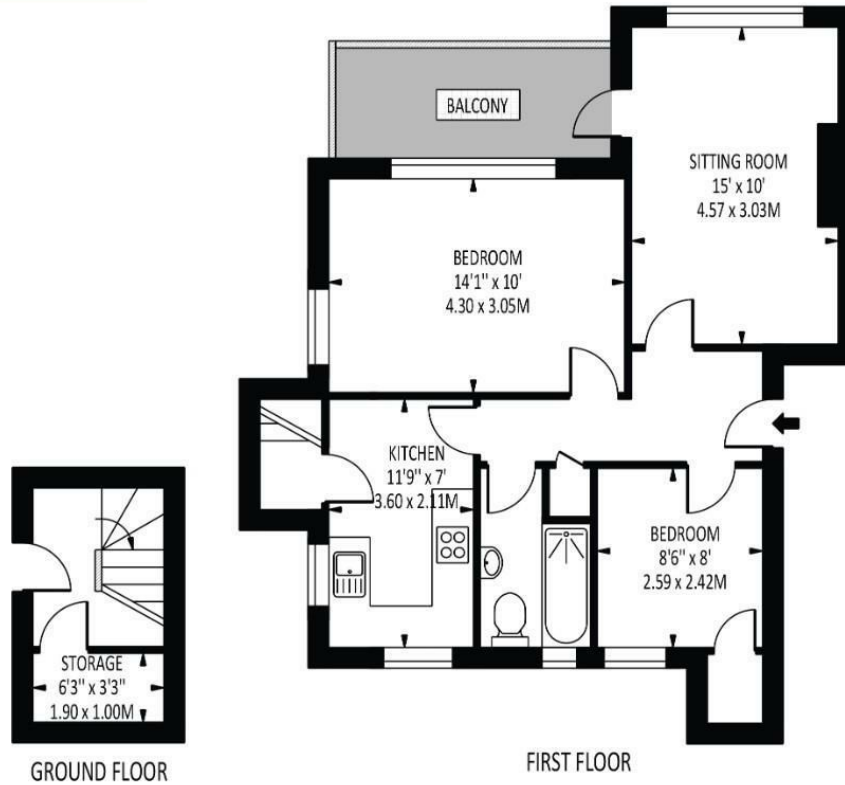
a short drive away giving access to both Heathrow and Gatwick airports.

Length of lease (years remaining) - 99  
Annual ground rent amount (£) - £20.00  
Annual service charge amount (£) - £3211.33  
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.







| 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>                            |         |                         |
| (55-68) <b>D</b>                            | 63      | 72                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR

FIRST 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.

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The **PERSONAL** 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.

