

Offers In Excess Of £270,000 Leasehold

- No Onward Chain
- First Floor Apartment
- Town Centre Location
- 17ft x 14ft Living Room
- Bespoke Kitchen/Breakfast Room
- Fitted White Bathroom Suite
- Two Generous Double Bedrooms
- Bespoke Fitted Wardrobes
- Secure Video Entry System
- Close proximity to Station & Park

Located within the heart of Epsom Town Centre just a few hundred metres from the railway station, The Personal Agent are pleased to present this spacious and modern two double bedroom apartment.

The property is offered in very good order throughout with accommodation comprising 17ft x 14ft living room, quality fitted kitchen/breakfast room, master bedroom with bespoke fitted wardrobes, generous second double bedroom also with wardrobes and modern bathroom.

Further noteworthy points to mention include video entry system, full double glazing, Megaflo system and offered with no onward chain.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned property benefits from spacious accommodation and another noteworthy point being full double



glazing throughout.

The property is offered with no onward chain and has the potential to easily let for £1300.00 per calendar month to a professional tenant. Whether you are looking for your first home, an ideal investment (just moments from UCA, Laines and a 10 minute walk from Epsom Hospital) or looking to downsize to a low maintenance and centrally located bolt-hole, this wonderful apartment is well worth a visit.

The property is just one hundred metres from the High Street and in our view finding a more conveniently positioned property in this price bracket would be a difficult ask indeed.

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live

theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Tenure - Leasehold Length of lease (years remaining) - 108 Annual ground rent amount (\mathfrak{L}) - 150.00 Annual service charge amount (\mathfrak{L}) - 3651.37 Council tax band - B

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.



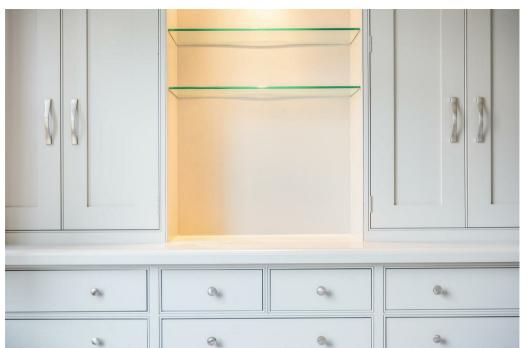




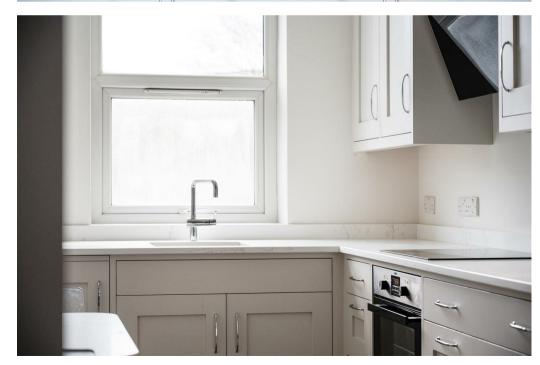












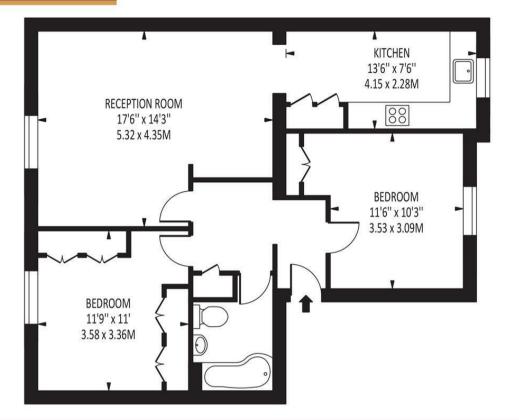


The PERSONAL Agent



Parkville House

Total Area: 738 SQ FT • 68.53 SQ M



Energy Efficiency Rating

Very energy efficient - lower running costs

192 plus) A

181-91) B

199-80) C

155-68) D

193-54) E

11-20) 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 inpspection, searches, enquiries and full survey as to the correctness of each statemer

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

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