



York Court, Epsom

The **PERSONAL** Agent



# Guide Price £650,000

## Freehold

- Approximately 1379 Sq Ft
- Stylish mews house
- Two generous double bedrooms
- 19ft x 17ft reception room
- 17ft x 9ft kitchen/diner
- Downstairs cloakroom
- En-suite shower room
- Separate Modern Bathroom
- South facing 44ft private garden
- Allocated parking



Located within the highly regarded Manor Park and enjoying an enviable position within York Court, The Personal Agent are especially proud to offer this stunning converted mews house benefitting from an impressive 1379 Sq Ft of light and bright accommodation.

These properties are rarely available and offer incredibly spacious accommodation that comprises two large double bedrooms, a stunning 19ft x 17ft living room with high ceilings, sash windows and doors to a private South facing rear garden which really provides the 'wow' factor, downstairs cloakroom, en-suite shower room and main bathroom.

There is an abundance of useful storage space within this large style of mews property and has two allocated parking spaces to the front. The property lies within a private development just off of Manor Crescent, making for a very secure feeling of exclusivity.

Such is the rarity of these mews houses, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation and fantastic position of this home is unrivalled in our view. The mature communal grounds of Manor Park

provide the most perfect leafy backdrop with an abundance of wildlife including regular visits from fawn deer.

Just a stones' throw from the bus stop and a short walk from the open spaces of Horton Country Park with its bridle paths, green protected open spaces and the David Lloyd leisure centre. The Stamford Green conservation area is also just around the corner with its pretty green and two pubs, whilst Epsom railway station is approximately 1.2 Mile away.

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.

Viewing is essential. Sole agent.

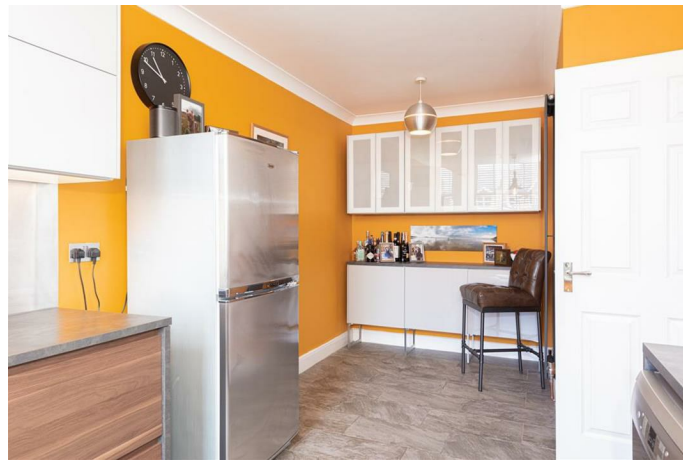
Tenure - Freehold

Annual ground rent amount (£) - N/A

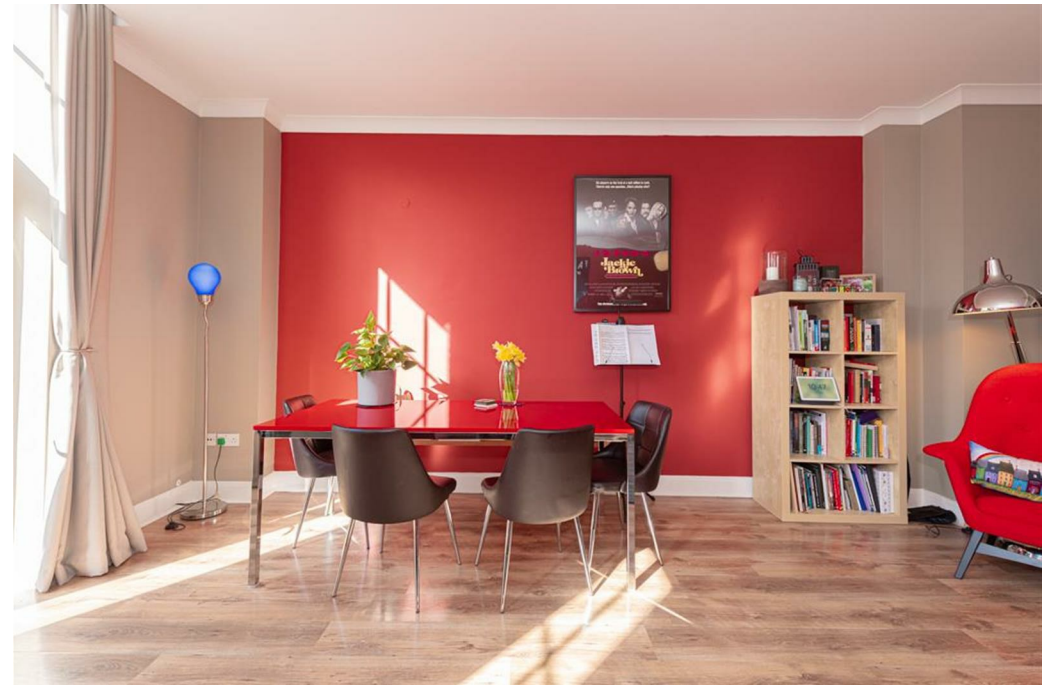
Annual service charge amount (£) - 800.00

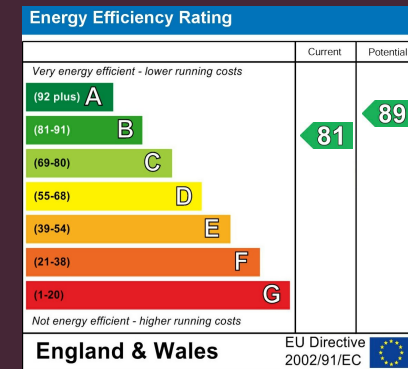
Council tax band - E

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.









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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.



