



The Driftbridge, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- Spacious Top Floor Apartment
- Around 830 Sq Ft of Accommodation
- Sunny Private Balcony
- No Onward Chain
- Allocated Parking x 2
- Master Bedroom with Ensuite
- 2nd Double Bedroom
- Fitted Kitchen with Space for Breakfast Table
- Family Bathroom
- Close to Amenities & Epsom Downs Station



Offering around 830 sq ft of very well presented accommodation, this stunning top floor apartment benefits from no ongoing chain.

There are many wow factors once you step inside, not least the welcoming entrance hall creating an impressive first impression. The tasteful décor and modern stylish touches really set the feel, along with the private South/Westerly facing balcony with elevated outlook.

The Driftbridge was originally constructed in the 1930s, using timbers from H.M.S. Ganges. The property was converted into a selection of architecturally designed apartments in 2007 whilst retaining many of the character features of the original building.

Early viewing is strongly advised to fully appreciate the position and space on offer.

Sole agent.

Set on the top floor and accessed via impressive communal areas, this spacious apartment enjoys a sunny south westerly aspect making the large private balcony a real sun trap in the summer months. Offered to the market with no onward chain this superb flat is sure to tick boxes with a large lounge which measures an impressive 17ft x 16ft, fitted kitchen that has space for a breakfast table, master bedroom with en suite, second double bedroom and further family bathroom.

Further noteworthy points to mention include the two allocated parking spaces with an additional space available to purchase (subject to separate negotiation).

Location: The Driftbridge is an attractive development located between the popular towns of Epsom and Banstead. The original building dates back to the 1930's and was formally a hotel. Developed and extended back in 2007 the building retains much of its original charm and offers well finished, luxuriously appointed apartments.

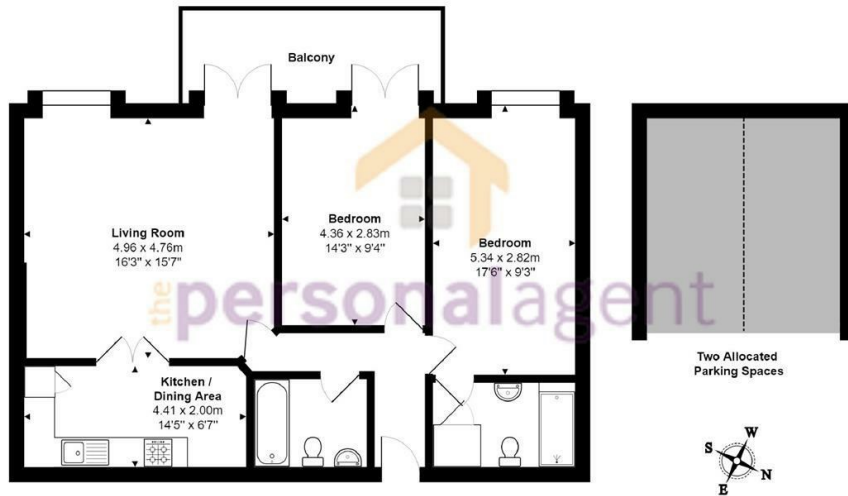
Just around the corner a parade of local shops provides all the basic day to day needs and a choice of restaurants. Comprehensive shopping and leisure facilities are available in Epsom and Banstead. Epsom Downs Station is just a short walk away and there are excellent road links to the M25, A217 and A3.

Tenure - Leasehold
Length of lease (years remaining) - 110
Annual ground rent amount (£) - 200.00
Annual service charge amount (£) - 1576.00
Council tax band - D

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.







Second Floor Flat

The Driftbridge, Reigate Road, Epsom

Total Area: 77.0 m² ... 828 ft² (excluding balcony, two allocated parking spaces)

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

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