



Church Street, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold - Share of Freehold

- Second floor apartment
- Subject to full refurbishment
- Two large double bedrooms
- Kitchen with integrated appliances
- Bathroom with separate shower and bath
- Garage en bloc
- Off street parking
- Immaculately maintained communal gardens
- Superb Location
- Short Walk to Town & Station

Located in a sought after development within the heart of the highly desirable College area of Epsom, this sought after and rarely available two bedroom, top floor apartment has been subject to a full refurbishment plan and is set back from the road with generous communal grounds, parking bays and garage.

Perfect as a first time buy or investment, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect with huge amounts of natural light and a highly convenient position making immediate viewing a priority to avoid disappointment.

This top floor, two double bedroom apartment has been immaculately upgraded by the current owner over the last few years and benefits from extremely bright and spacious accommodation with a great outlook of the communal grounds.

The accommodation briefly comprises a sizeable living area with renovated flooring and space for a dining table, modern



and stylish fitted kitchen with integrated appliances, two generous double bedrooms, and a contemporary and sophisticated white bathroom suite with separate shower and bath. A further benefit is an abundance of built in storage throughout.

Externally there is a garage en bloc and parking spaces throughout the grounds.

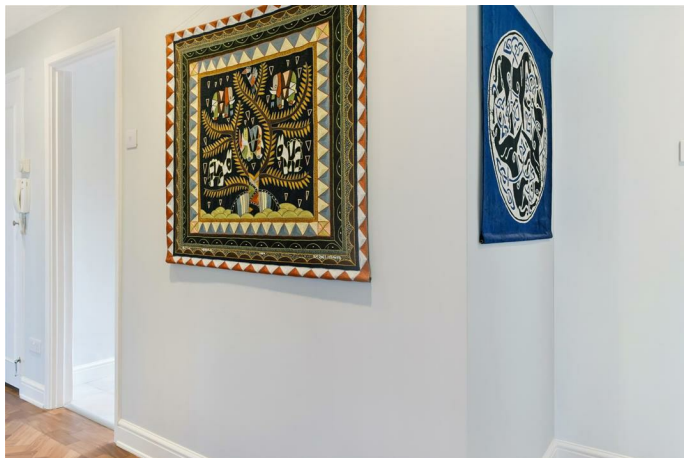
Downs Lodge Court is one of Epsom's most desirable developments with well maintained landscaped communal gardens, residents parking and is just moments from the town centre. Epsom town centre itself offers a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market.

Epsom train station provides direct access to London Victoria,

London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold - Share of Freehold
Length of lease (years remaining) - 936
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1409.52
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.

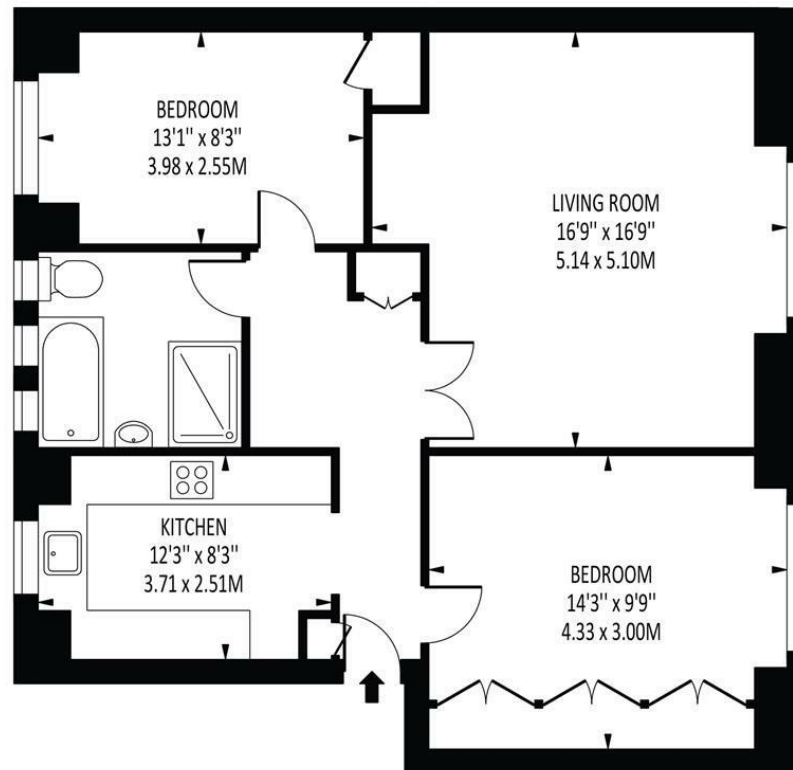
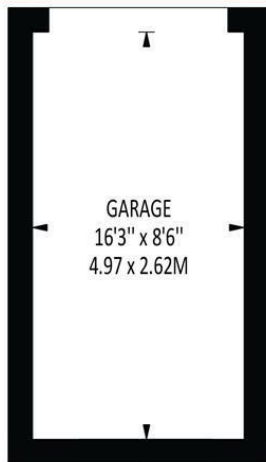




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Downs Lodge Court

Total Area: 925 SQ FT • 85.91 SQ M
(Including Garage)
Garage Area : 140 SQ FT • 13.02 SQ M



SECOND 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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Banstead, Surrey, SM7 2NS
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TADWORTH OFFICE
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The
PERSONAL
Agent

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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.

