



Ashley Road, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- No onward chain
- Ground floor apartment
- 857 sq ft of space
- Amazing town centre location
- Two double bedrooms
- Four piece bathroom
- Modern kitchen with integrated appliances
- Beautifully maintained communal gardens
- Residents Parking and optional communal storage
- Moments from Station & High Street

The Personal Agent are pleased to present this spacious and beautifully presented ground floor apartment, offering approximately 857 sq ft of well-planned accommodation. Ideal for downsizers or buyers seeking a characterful home with modern comforts, the property occupies an enviable position within an attractive period building in the heart of Epsom.

Set within the peaceful and well-maintained Ashley Court development on popular Ashley Road, the apartment combines tranquillity with convenience. Epsom town centre, with its shops, cafés, restaurants and amenities, is just a short stroll away, while Epsom railway station offers regular direct services to London Waterloo, Victoria and London Bridge. Residents also benefit from landscaped communal gardens and ample parking.

A welcoming entrance hall provides an immediate sense of space, with excellent built-in storage. The contemporary kitchen features a range of integrated appliances and a separate tradesmen's entrance with convenient access to the residents' parking area.

The generous reception room is filled with natural light through an attractive bay window and features an elegant fireplace, creating a stylish and inviting space for relaxing or entertaining. There are also two well-proportioned double bedrooms, offering versatile accommodation for professionals,

downsizers or guests, alongside a stylish four-piece bathroom.

Peacefully positioned in the heart of Epsom, the apartment combines low-maintenance living with excellent convenience, with the town's shops, cafés, restaurants and transport links all within easy walking distance.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, cinemas, independent cafés and restaurants provide plenty of choice for shopping, dining and entertainment.

The town boasts a wealth of green spaces, including Rosebery Park, Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, providing excellent opportunities for walking, cycling and enjoying the outdoors.

Epsom is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside popular primary schools. Independent options include Epsom College, Freemans and Downsend, while UCA and Laines Theatre Arts add to the town's creative character.

Transport links are excellent, with frequent direct trains from Epsom station to



London Victoria and Waterloo, with journey times of approximately 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away.

Tenure- Leasehold

Length of lease (years remaining) - 974

Annual ground rent amount (£) - Peppercorn

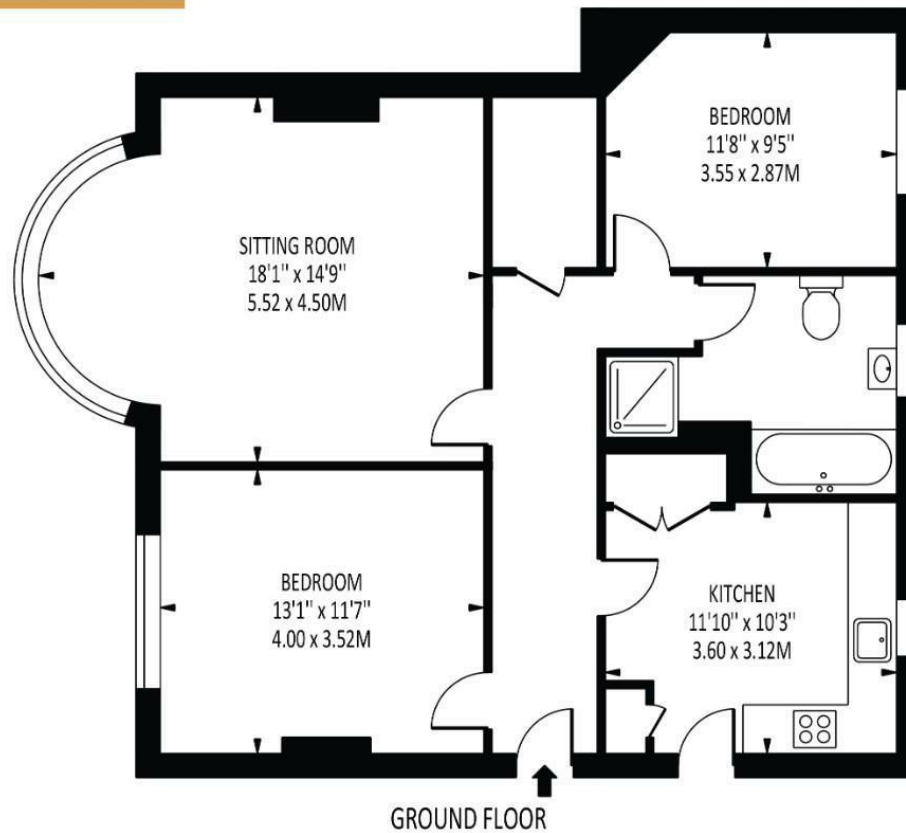
Annual service charge amount (£) - 3065.43

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.







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		
(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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