

## Offers In Excess Of £215,000 Leasehold

- No ongoing chain
- Landmark development
- Perfect first time buy or investment
- Spacious double bedroom
- Large shower room
- Open plan reception space
- Impressive fitted kitchen
- Close to town centre
- Minutes from Epsom station & Rosebery Park
- Lift service & security entry system

Enjoying a truly wonderful position with direct views over Mount Park Gardens to the front, this immaculately presented first floor apartment is set within this rarely available landmark development on the periphery of Epsom town centre.

Perfect for first time buyers, investors or those wanting a bolt hole or Pied-àterre, the apartment is just meters away from the picturesque Rosebery Park and comes with the added benefit of being able to rent a parking bay within the developments underground parking.

The property benefits from contemporary and stylish design touches throughout with a genuine amount of natural light, remainder of the NHBC guarantee, secure intercom system, security cameras and great views of the park, making it a must see!

Such is the rarity of these apartments becoming available in this most sought after of developments, we are recommending immediate viewing to fully appreciate the position, accommodation and convenience that this fine property provides.



The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property is incredibly well balanced with a bright open plan reception room, quality fitted kitchen and granite worktops, double bedroom with built-in wardrobes and contemporary shower room. The great outlook really adds to the amazing feel of this fine apartment and with the chance to rent an allocated parking space within the gated underground parking, finding a better example at this price point, will be a difficult ask.

Our client has previously rented the apartment to a professional single for  $\pounds 1000.00$  per calendar month, although this was some time ago, so more may now be achievable which provides a truly healthy rental yield.

Nearby 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.

Tenure - Leasehold Length of lease (years remaining) - 92 Annual ground rent amount (£) - 200.00 Annual service charge amount (£) - 2220.00 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.





















Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(61-91) B

(69-80) C

(55-68) D

(39-54) E

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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