



Prospect Place, Epsom

The **PERSONAL** Agent

Guide Price £99,000

Leasehold

- Retirement development
- Modern first floor maisonette
- One double bedroom with wardrobes
- No onward chain
- Easy access to shops & station
- Practical Town Centre location
- Quiet, tucked away cul de sac
- Spacious living/dining area
- Open Plan kitchen
- Residents & visitors parking bays

****NO ONWARD CHAIN**** Situated in a little known part of central Epsom that is within easy walking distance of local shops, the town centre and railway station with direct links to London within 35 minutes, Prospect Place is a small cul de sac of warden assisted retirement apartments and this example is offered to the market with no onward chain and benefits from a fantastic and secure first floor position.

The property benefits from security entry system, living/dining room, kitchen, double bedroom with fitted wardrobes and generous bathroom. Further benefits to note include communal residents and visitors parking and communal laundry room. The property is in ready to move in condition and needs no work.

Enjoying a truly convenient position with an easy level walk that provides access to the high street and library, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property within this price point would be a difficult



task indeed.

Benefitting further from a 24 hr emergency pull-cord system, this over 55's development is also close to Alexandra Park, Rosebery Park and of course the open spaces of Epsom Common & Epsom Downs.

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 international airports.

Viewing is strongly advised by vendors Sole agent.

Tenure - Leasehold
Length of lease (years remaining) - 80
Annual ground rent amount (£) - 2832.00
Annual service charge amount (£) - N/A
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.

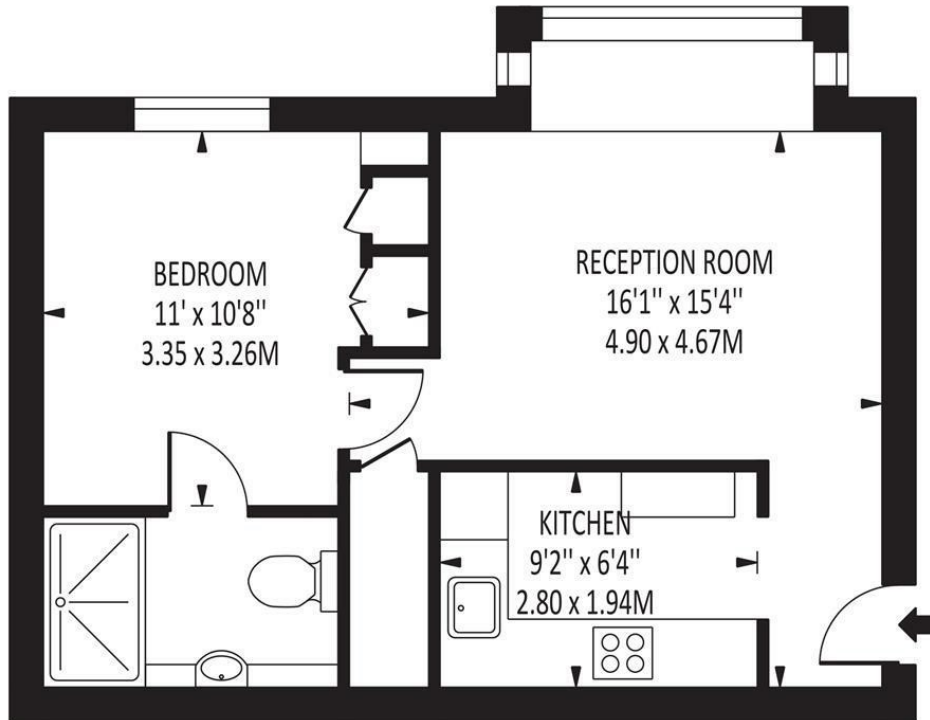




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Total Area: 412 SQ FT • 38.26 SQ M



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		
	48	78
England & Wales		
EU Directive 2002/91/EC		

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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.

