



4-6 Church Street, Epsom

The **PERSONAL** Agent

# Guide Price £250,000

## Leasehold

- Stunning apartment
- Impressive rooftop outlook
- Two double bedrooms
- Contemporary & stylish
- Allocated covered parking area
- Town centre location
- Living/dining area
- Open plan kitchen area
- Luxury bathroom & ensuite
- No onward chain

Set within a popular modern development, located within the very heart of Epsom Town Centre. This contemporary and well presented top floor apartment warrants immediate inspection to avoid disappointment and enjoys the added benefit of a large private covered parking bay, which is a rare addition for this type of property.

Enjoying a practical footprint, the property benefits from a great aspect and a highly convenient position being just a 7 minute walk of the railway station whilst the High Street is less than 100 metres away.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned apartment benefits from spacious accommodation, a good amount of storage and an abundance of natural light.

The apartment is set on the top floor and is accessed by a lift



service from a secure communal entrance with video entry system. The property benefits from an exceptionally spacious open plan living/dining area which enjoys an elevated rooftop outlook over Epsom Town Centre and in turn opens to the fitted kitchen area with integrated appliances. This open plan reception space is great for entertaining and general day to day life.

The master bedroom is again an exceptional size with a built-in wardrobe and ensuite shower room. The second bedroom is also a double room and is serviced by a separate bathroom with white suite.

Further noteworthy points to mention include further large cupboards within the entrance hall and security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Epsom town centre which offers the Ashley Shopping Centre, theatre, cinema and the Rainbow Leisure Centre is less than 2

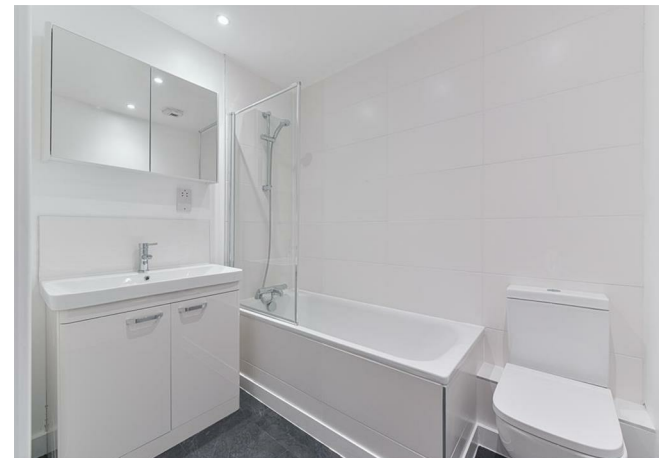
minutes from the property, Epsom railway station which gives direct links to London is directly opposite the development.

Situated between Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.

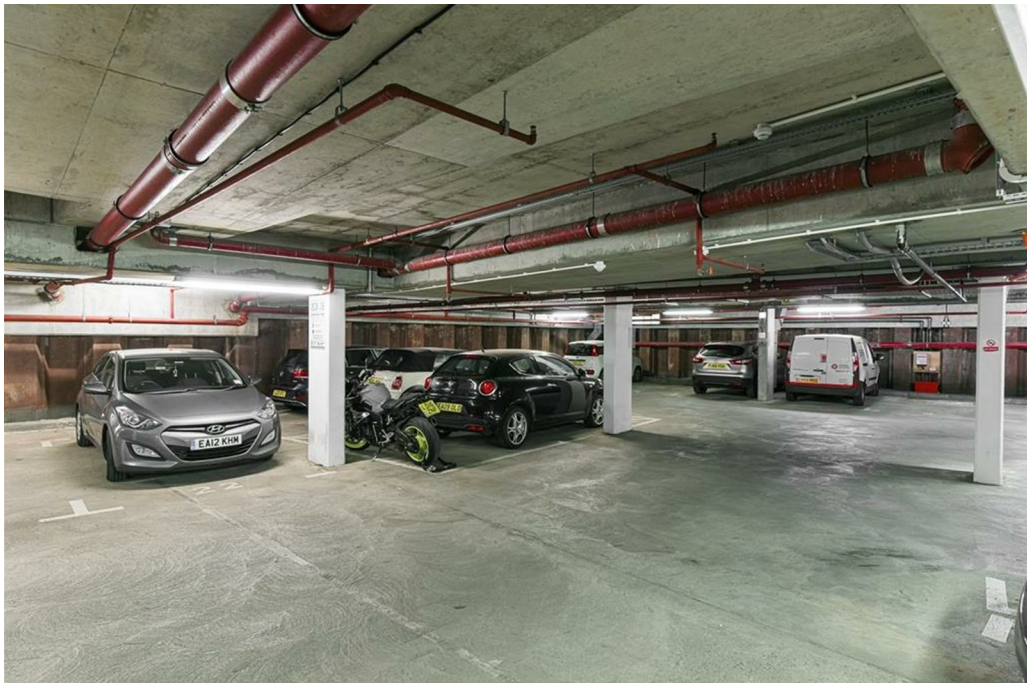
Tenure - Leasehold  
Length of lease (years remaining) - 106  
Annual ground rent amount (£) - £300pa  
Annual service charge amount (£) - £4000  
Council tax band - D

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.











Church Street, Epsom

Total Area: 58.0 m² ... 625 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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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**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.



