



Juno House, Epsom

The **PERSONAL** Agent

# Guide Price £450,000

## Leasehold

- Spacious ground floor apartment
- Short walk of Zone 6 Station (0.2 of a mile)
- Close to Ewell Village High Street
- Set within a stunning new development
- Two large double bedrooms
- Impressive open plan living room
- En-suite shower room & main bathroom
- Underfloor heating throughout
- Allocated parking space
- Potential of no ongoing chain



Offered with the potential of no ongoing chain and occupying an enviable position within this nearly new and highly sought after development, this immaculately presented ground floor apartment warrants immediate inspection to fully appreciate everything it has to offer.

The property benefits from two generous double bedrooms, a large open plan living space that incorporates living and dining areas including a contemporary kitchen, en-suite shower room and the main bathroom.

Further important noteworthy points to mention include underfloor heating throughout the entire apartment, a very practical utility cupboard with space for washer/dryer and allocated parking. The property also benefits from the remainder of the NHBC guarantee.

Having been created to encompass a modern design along with

comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire property and the added benefit of underfloor heating throughout. In our view this fine property provides the ultimate layout for a modern and practical apartment. The property also falls in the catchment area of Ewell Grove Primary School and Glyn Secondary School which are both Outstanding, so if you were looking for longevity and practicality, this home has it all.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away.

The historic Nonsuch Park, Priest Hill nature reserve and Epsom Downs with its world famous racecourse are all close by. Nearby, the highly desirable Ewell Village has a rich

background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.

Tenure - Leasehold  
Length of lease (years remaining) - 248  
Annual ground rent amount (£) - 400.00  
Annual service charge amount (£) - 1230.00  
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.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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