



Mill Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- Sought after Wallace Fields area
- No chain
- Ground floor apartment
- Two double bedrooms
- Offering 807 sq ft of space
- 23ft living room
- Kitchen with integrated oven
- Off street parking
- Bathroom with separate shower
- Walk to Town, Station & Park

Offered with no ongoing chain and set within the highly desirable Wallace Fields area of Epsom, this incredibly spacious 807 sq ft ground floor apartment enjoys a fantastic position within this highly regarded development.

Such is the rarity of these generous two bedroom apartments becoming available, especially within such close proximity of the town centre, station, Alexandra Park and the Ofsted outstanding Wallace Fields Infant and Junior schools, we are recommending immediate viewing to fully appreciate the position and accommodation.

The property has been updated to a good standard throughout and would make a perfect first time buy or be equally suited as a buy to let investment.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is a wonderful kitchen, a spacious 23ft living room, two double bedrooms and bathroom with separate shower. With the



property benefitting further from a security entry system and communal hallway that provides easy access direct to your front door, it really covers all bases.

The apartment is surrounded by communal gardens with level lawned areas, well stocked beds and borders which are all very well maintained.

The flexibility of space and the way the property flows is unrivalled in our view and provides the perfect layout for social day to day living and entertaining alike, with the added benefit of a healthy remaining lease.

The property is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

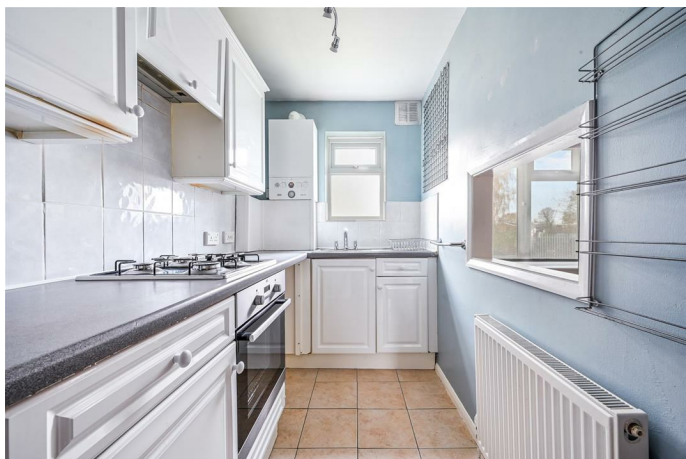
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The

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.

Tenure - Leasehold
Length of lease (years remaining) - 160
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1980.00
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.



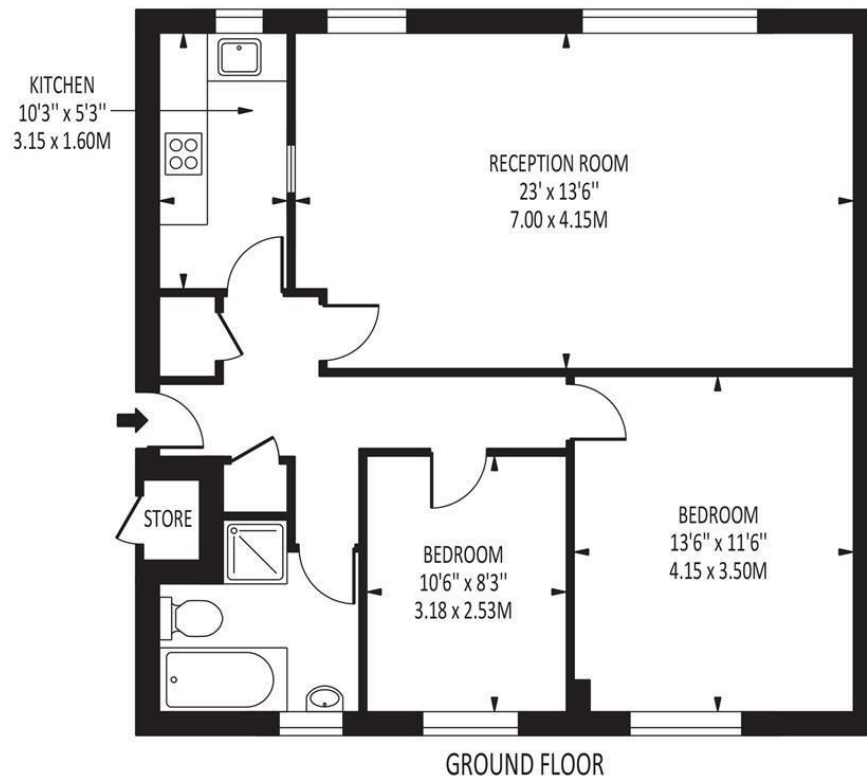


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Cleves Court

Total Area: 807 SQ FT • 74.97 SQ M
(Including Store)
Store Area: 8 SQ FT • 0.70 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	72	78
(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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The
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