



Chelsea Court, Epsom

The **PERSONAL** Agent

# Guide Price £325,000

## Leasehold

- Stylish Town Centre Apartment
- Moments from Station & High St
- 2 Double Bedrooms
- Lounge/Diner
- High Gloss Kitchen with Integrated Appliances
- High Spec Bathroom
- Built in Storage
- Still Under Warranty
- Offered chain free



Chelsea Court is an exclusive development of luxury apartments in the very heart of Epsom. Moments from mainline rail links, an array of shops and restaurants, this contemporary home would ideally suit a professional person, young family or downsizer. The property was only built a few years ago and has been beautifully maintained by the current owners.

Set on the ground floor of this attractive block the property offers some 780 sq ft of well presented, functional accommodation including 2 double bedrooms, lounge/diner, well proportioned kitchen and a stylish family bathroom. Both bedrooms and the reception enjoy high ceilings and bespoke plantation shutters. The kitchen features high-gloss units and integrated appliances and there is ample built in storage in the hallway and master bedroom.

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) - 985

Annual ground rent amount (£) - 250.00

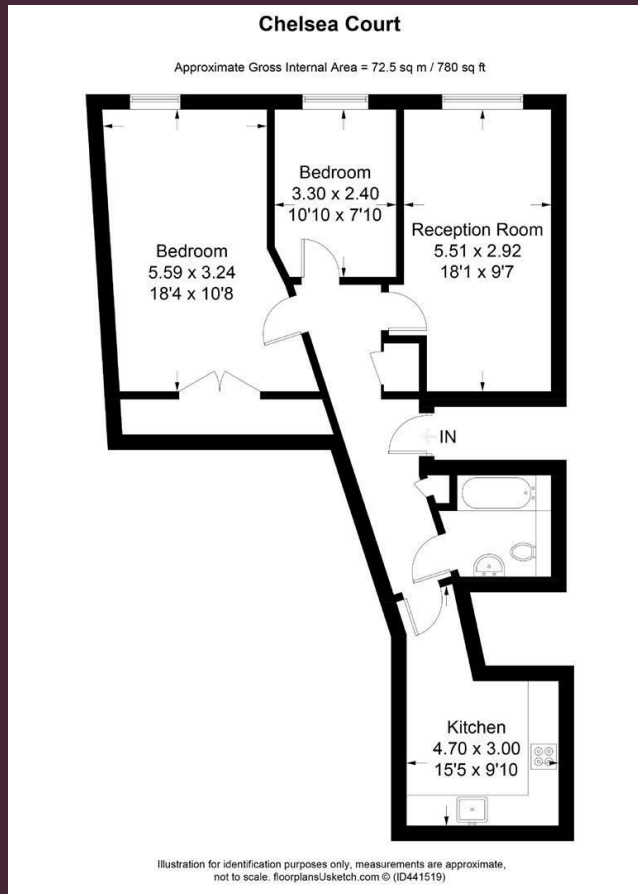
Annual service charge amount (£) - 1400.00

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>	76	76
(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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**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.



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