



Wimborne Close, Epsom

The **PERSONAL** Agent

Guide Price £395,000

Leasehold

- Rarely available ground floor maisonette
- No onward chain for smooth purchase ahead
- Good size private garden approx 43ft x 22ft
- Two generous double bedrooms throughout
- Living room with direct garden access doors
- Kitchen also opens directly onto rear garden
- Long lease with approx 112 years remaining
- Garage in block plus residents permit parking
- Quiet cul de sac in sought after College Area
- Excellent first time buy, long term investment or downsize move

Tucked away at the head of a popular cul de sac within the highly sought after College Area of Epsom, this rarely available ground floor maisonette is offered to the market with no onward chain and presents an excellent opportunity for a buyer to move straight in.

Occupying a particularly desirable position within the close, the property benefits from one of the largest private garden allocations in the cul de sac, measuring approximately 43ft x 22ft, a standout feature that truly sets it apart and provides a wonderful extension of the living space.

Ideal as a first-time purchase, investment, or a downsize without compromise, this well positioned home enjoys spacious and well balanced accommodation, excellent natural light, and a practical layout suited to modern living.

The property offers two genuine double bedrooms and a generous living/dining room, alongside a fitted kitchen that makes efficient use of the available space. Both the living room and kitchen enjoy direct access to the garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or everyday use.

The accommodation is completed by a bathroom suite that is clean and



functional, offering scope for a new owner to update and personalise to their own taste if desired.

Further noteworthy benefits include a healthy lease with approximately 112 years remaining, adding long-term peace of mind, as well as useful storage options.

The private rear garden is a particularly special feature, not only larger than others in the development, but also enjoying a good degree of privacy, making it ideal for entertaining, relaxing, or simply enjoying outdoor space that is rarely found with properties of this type.

The property also benefits from a garage in a nearby block, while Wimborne Close operates a resident permit parking scheme, providing further convenience for homeowners and visitors alike.

The location continues to impress, with Epsom High Street offering a wide variety of shops, cafés and restaurants, alongside the Ashley Centre shopping mall and Epsom Playhouse for entertainment. The Rainbow Leisure Centre and David Lloyd Epsom provide excellent sporting facilities.

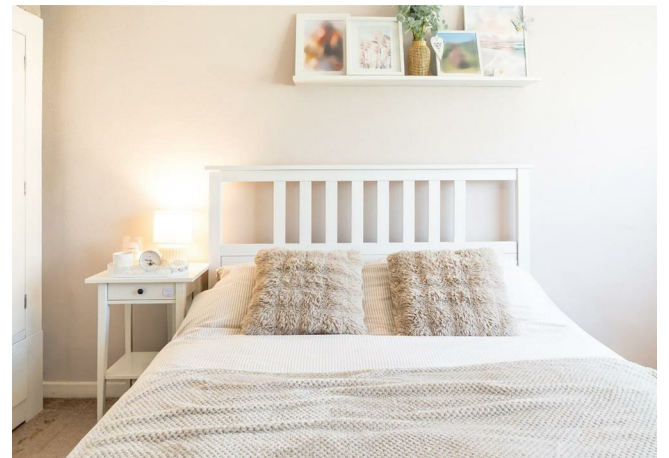
Epsom remains a popular commuter town, offering a strong mix of state and independent schools, with Epsom Downs, home of The Derby, close by. The

M25 (Junction 9) is also within easy reach, providing access to both Heathrow and Gatwick.

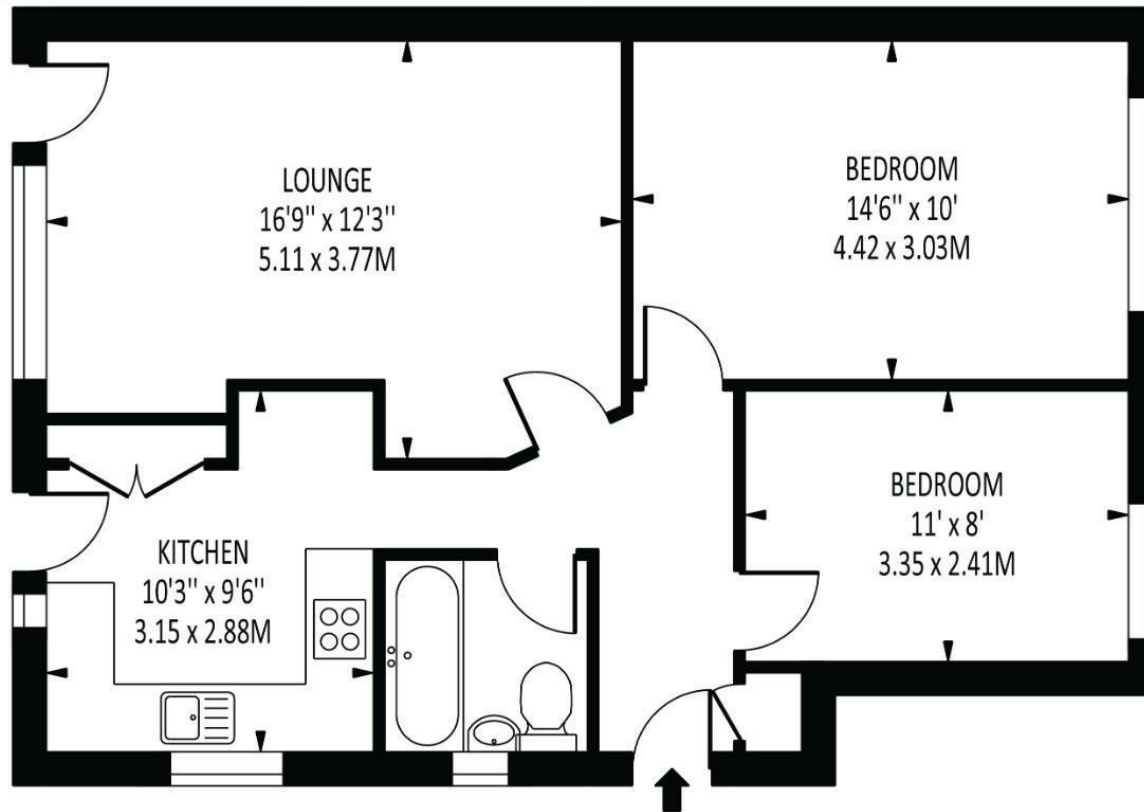
Opportunities like this, particularly with such a generous garden, are rarely available, and early viewing is highly recommended.

Tenure- Leasehold
Length of lease (years remaining) - 112
Annual ground rent amount (£) - 160.00
Annual service charge amount (£) - 438.72
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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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	71	77
(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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