



Freshmount Gardens, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- Sought after Chase Estate location
- Ground floor apartment
- Two generous bedrooms
- Spacious lounge/dining room
- Direct access to gardens
- Double glazed & effective gas warm air heating
- Garage in block
- Walk to town & station
- Mature communal gardens
- 900 + year lease



Situated in a rarely available development on the highly desirable Chase Estate, this spacious and well appointed ground floor apartment is tucked away in this little known cul-de-sac and offered to the market in good order throughout.

The property offers lounge/dining room with double doors providing direct access to the communal grounds at the front, fitted kitchen, two generous double bedrooms and a bathroom suite.

Further noteworthy points to mention include full double glazing, highly effective, low cost, gas fired warm air heating, original wood block flooring under the carpets in the living room, all doors off the communal hallway are fire doors (replaced in 2020 to meet new fire regulations for flats) and there is also a garage in block.

Perfect for a first time buyer or perhaps someone looking to

make a downsize move with built-in longevity and zero compromise in regards to position and location, this well positioned property has it all and would even be a great investment for a landlord looking to add to their portfolio.

The accommodation includes a communal hallway with a recently replaced front door opening into a private entrance hall, there is a spacious and bright living/dining room that has a great outlook to the front, fully fitted kitchen overlooking the communal gardens to the rear, two well proportioned double bedrooms and a spacious bathroom.

From the living room there are French doors which open directly to the communal gardens and the garage in block is located at the end of the cul-de-sac approximately 30 metres away. The nearby convenience store being just a short walk away at the end of Manor Green Road.

Epsom railway station and high street are within walking distance as are the open spaces of the Stamford Green conservation area and Horton Country Park.

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.

Leasehold. Viewing is highly recommended by vendors sole agent.







Ground Floor Flat
 Freshmount Gardens, Epsom
 Total Area: 67.5 m² ... 727 ft² (excluding garage)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
 Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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.

