



Rosebank, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- First floor maisonette
- Over 800 sq ft
- Minutes from High Street & Station
- Private rear garden with terrace
- Two double bedrooms
- Large living room
- Generous kitchen
- Resident's parking permit scheme
- Peaceful yet central location
- External storage cupboard

The Personal Agent are pleased to present this centrally positioned first floor maisonette that has been fully refurbished by the current owners and benefits from a private rear garden and a nice secluded frontage.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul-de-sac within a short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offered to the market in fantastic order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.



The property features two genuine double bedrooms, generous kitchen, modern bathroom and a spacious 16ft lounge. The private garden is a particularly good size and has defined spaces that consist of a decked terrace, central lawned area and a further decked area to the rear ensuring you can enjoy the sun at different times of the day. There is also handy storage cupboard and residents parking scheme within the cul de sac.

Rosebank is a highly sought after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom Town Centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Tenure - Leasehold

Length of lease (years remaining) - 2197

Annual ground rent amount (£) - included in the service charge

Annual service charge amount (£) - 1156.00

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.



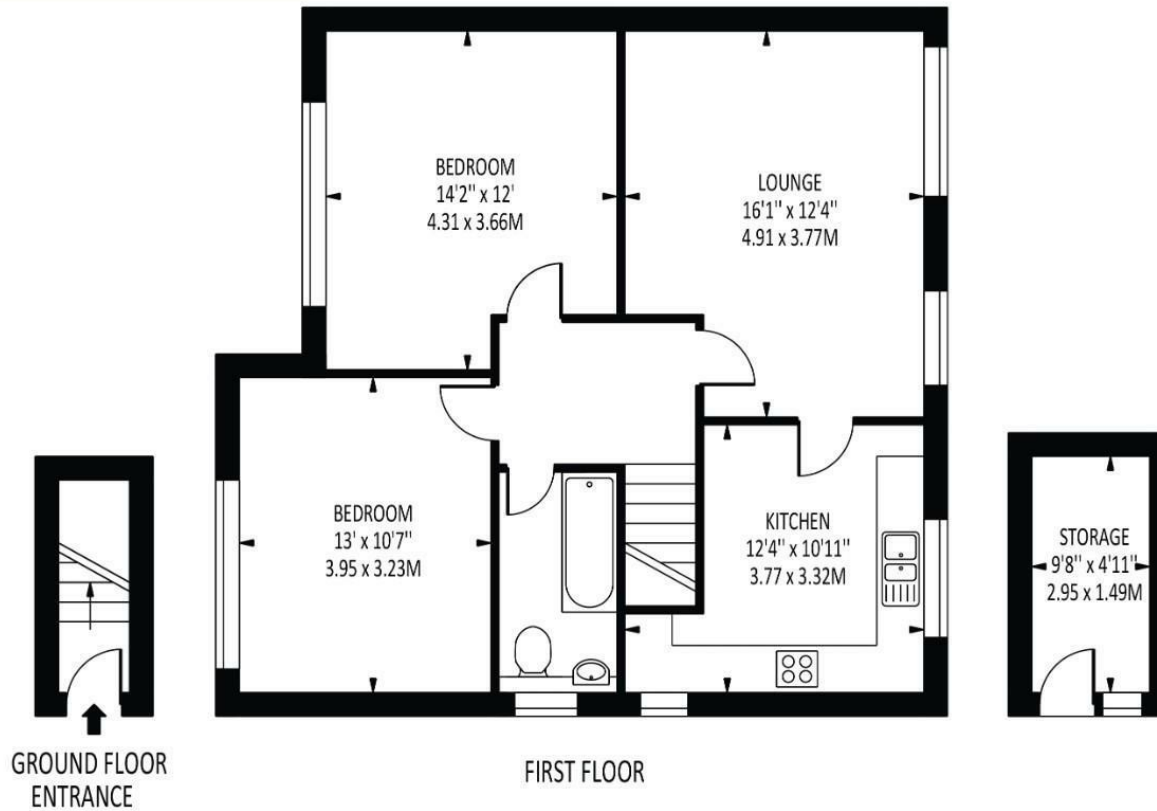


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Rosebank Epsom

Total Area: 809 SQ FT • 75.17 SQ M
(Including Storage)
Storage Area : 48 SQ FT • 4.50 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	77	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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TADWORTH & KINGSWOOD OFFICE

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LETTINGS & MANAGEMENT

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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.

