



Hereford Close, Epsom

The PERSONAL Agent

Guide Price £390,000

Leasehold - Share of Freehold

- Quiet central Epsom location
- Short walk to high street & station
- Moments from Rosebery Park
- Ground floor apartment
- Two large double bedrooms
- 19ft double aspect living room
- Spacious kitchen
- Garage en bloc & parking
- Share of freehold
- Immaculately presented

Set within a rarely available cul de sac just moments from the heart of Epsom town centre, this wonderfully positioned ground floor maisonette is perfect for those wanting to downsize but not downgrade, or a professional couple looking for the most hassle free of commutes.

The apartment offers genuine convenience that is seamlessly blended with everything you would require from a town centre apartment. The property benefits from a communal garden, but if you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner.

Offered to the market in very good condition the property enjoys an excellent amount of natural light throughout as well as generously proportioned accommodation. There is also a garage en bloc with shared parking in a private car park. There is additional on street (permit) parking and the property also benefits from a 101 year lease with £0 ground rent and affordable service charges as the property is share of freehold.

Viewing is strongly advised.



Once inside the great feel of the property is immediately evident, as is the huge amount of natural light that fills the rooms due to the position and triple aspect element to the property.

The 19ft double aspect living/dining room is a real 'wow' factor whilst the kitchen is contemporary and well laid out. The double aspect master bedroom is impressive, as is the guest bedroom and both are very well proportioned, genuine double rooms. The property is completed by a modern, white four piece bathroom suite.

Hereford Close is a hugely popular and much requested residential cul de sac within the heart of Epsom Town Centre and just a short walk from the High Street & Rosebery Park. The mainline station is 0.5 miles away (10 minute walk) and offers regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Offering a peaceful environment close to the Town Centre this is a superb location. Epsom Town Centre offers a wide range of

shops, restaurants and amenities as well as superb rail links into London.

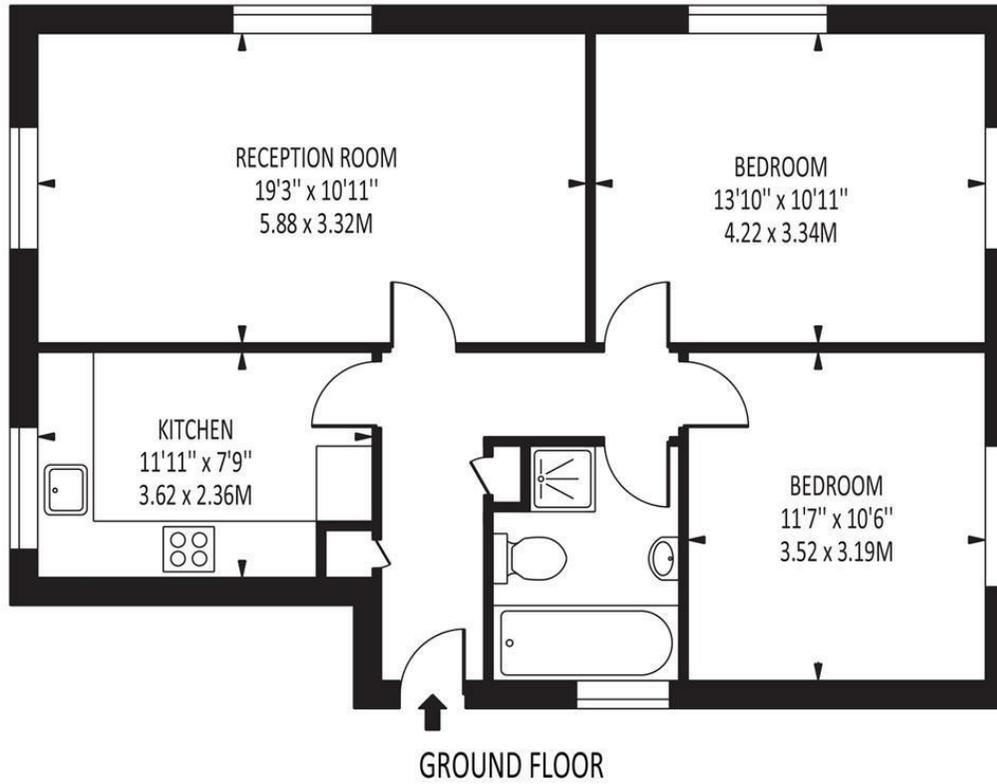
The area boasts fantastic recreational facilities including a selection of health and leisure centres, popular parks and excellent schools.

Tenure - Leasehold
Length of lease (years remaining) - 101
Annual ground rent amount (£) - 0
Annual service charge amount (£) - 840.00
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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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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 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.

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