



Garland House, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Stunning development
- Situated In The Chalk Lane Conservation Area
- 747 Sq. Ft, spacious second floor apartment
- Private balcony
- Stylish & contemporary kitchen
- Luxurious bathroom
- One allocated parking bay & visitors parking
- Secure video entry phone system & lift access
- Two generous bedrooms with built in wardrobes
- Easy access to town, station & green spaces

Nestled in the desirable Chalk Lane Conservation Area of Epsom, this contemporary flat on Ashley Road offers a perfect blend of modern living and serene surroundings. Spanning an impressive 747 square feet, the property is part of the prestigious Woodcote development, known for its stylish design and quality finishes.

Upon entering, you are welcomed into a spacious 22ft reception room, thoughtfully designed to accommodate living, dining, and kitchen areas seamlessly. This open plan space along with the Westerly facing balcony is ideal for both entertaining guests and enjoying quiet evenings at home. The contemporary kitchen boasts high-quality appliances and elegant stone worktops, ensuring a delightful cooking experience.

The flat features two generous bedrooms, each equipped with built-in wardrobes, providing ample storage and comfort. The bathroom is equally impressive, showcasing a refined aesthetic that combines functionality with luxury. Externally the property



comes with its own parking space.

This flat enjoys a tranquil and private atmosphere, making it a perfect retreat from the hustle and bustle of daily life. With its prime location and exquisite finishes, this property is an exceptional opportunity for those seeking a stylish home in Epsom. Whether you are a first-time buyer or looking to downsize, this flat promises a lifestyle of comfort and convenience.

The great, central location ensures that practicality is never far away including easy access to Town, Station and of course close to several nearby Ofsted outstanding schools.

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) - 995 approx.

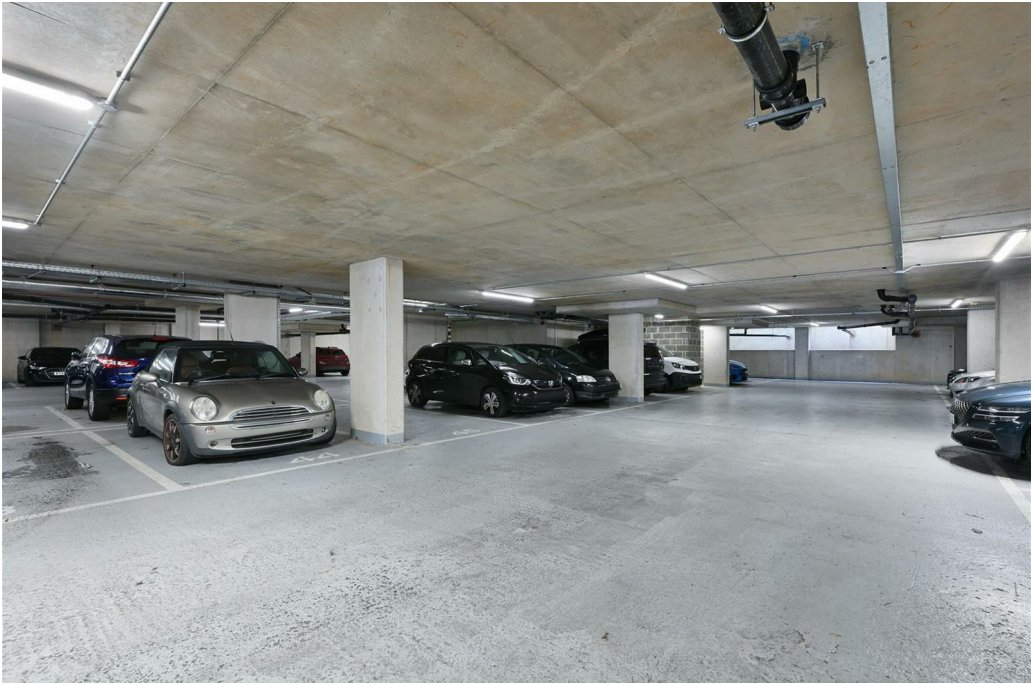
Annual ground rent amount (£) - N/A

Annual service charge amount (£) - £1069.33

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.





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Total Area: 747 SQ FT • 69.43 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	83	83
(69-80) C		
(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

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 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 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.



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