Ashley Road, Epsom

The PERSONAL Agent

Offers In Excess Of £300,000

Leasehold

- Bespoke top floor one bedroom apartment
- Spacious layout with approx. 615 sq ft
- Part of a boutique six home development
- Characterful sloping rooflines throughout
- Bright, open plan kitchen and living space
- High quality integrated kitchen appliances
- Stylish, modern bathroom with premium fittings
- Includes allocated off street parking space
- Secure cycle storage for residents' use
- Just 0.6 miles from Epsom mainline station

Set on a desirable tree lined road to the south of Epsom town centre, and within easy reach of the station and the open spaces of Epsom Downs, Ashley Downs is a boutique development of just six newly built, beautifully crafted apartments. Designed with style, quality, and comfort in mind, each home within this exclusive collection has been finished to an exceptional standard, offering a rare blend of contemporary living and timeless design.

Every apartment benefits from a ten year building warranty, high specification integrated appliances, stone worktops, elegant bathrooms, and energy efficient air source heat pumps. With only six homes available, the development offers a sense of privacy and exclusivity, while being just a short walk from the town centre, mainline station, and Epsom's popular green spaces.

Plot 5 is a truly unique and bespoke top floor one bedroom apartment, measuring approximately 615 sq ft. Characterful sloping rooflines and clever architectural detailing give this home an abundance of charm, creating a space that feels both distinctive and welcoming. Thoughtfully designed to maximise light and space, this apartment offers an inviting layout that feels private and peaceful, ideal for use as a pied-à-terre, a stylish bolt hole, or a beautifully finished first home.

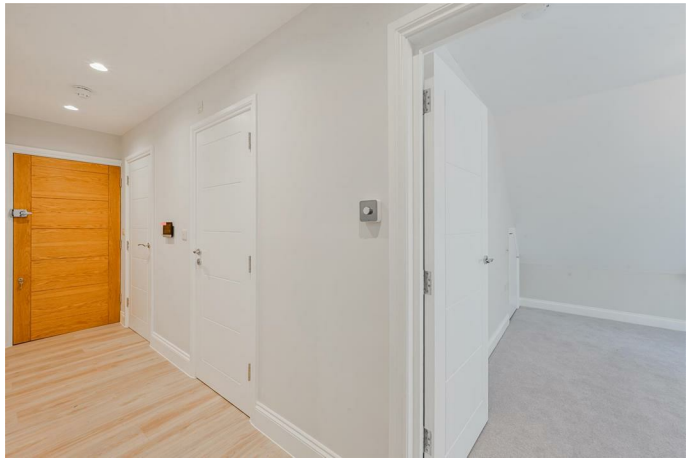
The generous double bedroom is well proportioned, while the elegant bathroom features modern fittings and a high quality finish. The open plan kitchen, dining and living area is filled with natural light and offers a comfortable yet stylish environment, perfect for relaxing or entertaining. Sleek cabinetry, integrated appliances, and stone worktops elevate the space, making everyday living both practical and refined.

Residents benefit from allocated parking, secure cycle storage, and well maintained communal areas. Epsom station is just 0.6 miles away, offering direct rail services to London Victoria, Waterloo and London Bridge, while the town centre and surrounding parks and green spaces are all easily accessible by foot.

With 50% of the development already reserved and only a handful of apartments remaining, this is a rare opportunity to secure a beautifully finished, turn key home in one of Epsom's most sought after residential settings. Whether you're stepping onto the property ladder, looking for a smart investment, or seeking a stylish and low maintenance base near London, Plot 5 is a home that truly stands out.

Tenure - Leasehold
Length of lease (years remaining) - 999
Annual ground rent amount (£) - 50.00
Annual service charge amount (£) - 600.00
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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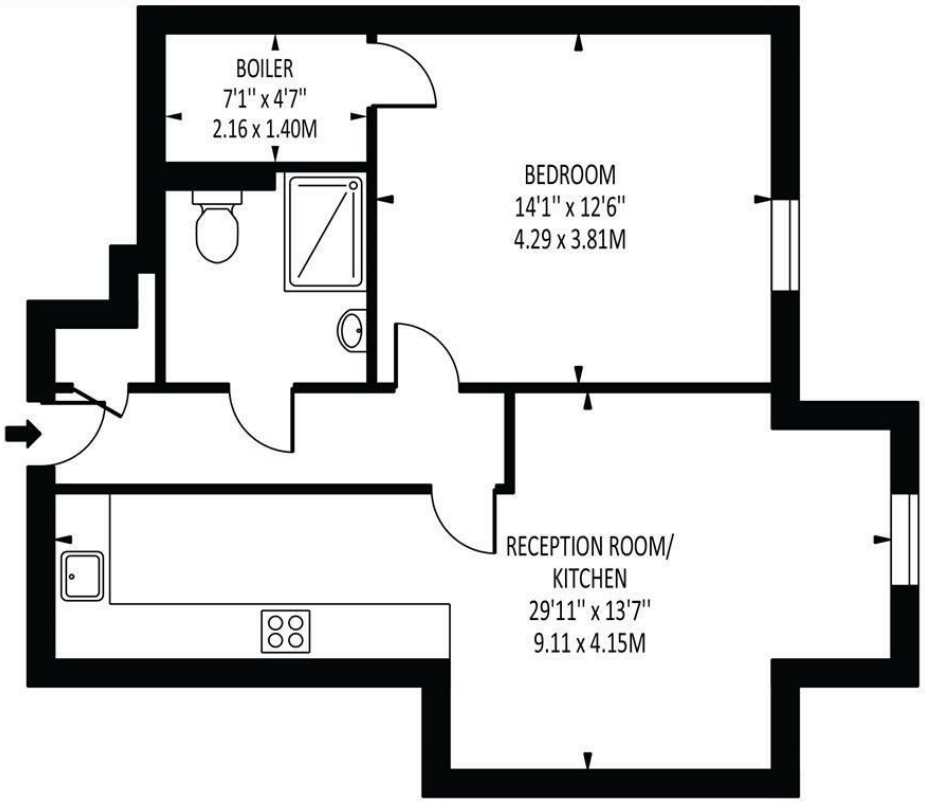
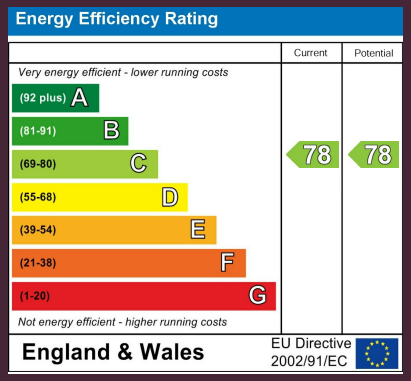
Ashley Downs

Total Area: 612 SQ FT • 56.83 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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