



Christ Church Mount, Epsom

The **PERSONAL** Agent

Offers In Excess Of £530,000 Leasehold - Share of Freehold

- Sought after Chase Estate
- 1170 Sq. Ft ground floor apartment
- Four bedrooms
- 18ft lounge and separate dining room
- Recently installed fitted kitchen
- Spacious four piece family bathroom
- Direct access to south facing private garden
- Garage & allocated parking
- Beautiful communal gardens
- Walk to town & station



Offered to the market in very good condition and enjoying a staggering 1170 Sq. ft of living space, this fine ground floor apartment is located within a highly desirable development on the sought after Chase Estate of Epsom.

Benefitting from bright and flexible accommodation with direct access to your own private garden and the communal grounds beyond, this fine apartment warrants immediate inspection to fully appreciate its position and presentation in a tranquil and green setting.

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. The nearby convenience store is just a short walk away at the end of Manor Green Road, making it hard to imagine a better located apartment that satisfies both access to town and peaceful surroundings.

Accommodation comprises a communal entrance hallway with the front door opening into a private entrance hall. There is a large spacious and bright living room with feature fireplace which really is the hub of the home, and the dining room has double doors that open onto a covered patio area looking out onto the South facing private garden.

There are three double bedrooms and a further single which could also be used as a home office space. The recently installed, fully fitted kitchen is sleek and stylish with white storage units and grey work surfaces giving it a truly contemporary look, and the flat is completed by a spacious four piece family bathroom and second separate W.C.

Further noteworthy points to include are; full double glazing, recently installed boiler, gas central heating, garage in block, further shared storage building, allocated parking space, extra residents parking and full use of the communal gardens.

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.

Tenure - Leasehold - Share of Freehold
Length of lease (years remaining) - 979
Annual ground rent amount (£) - 0
Annual service charge amount (£) - 2520.00
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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	

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.

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