



Ashley Road, Epsom

The PERSONAL Agent

# Guide Price £330,000

## Leasehold

- Highly practical town centre apartment
- Modern, contemporary & stylish
- Two well proportioned bedrooms
- Ground floor
- Spacious living/dining room
- Open plan kitchen area
- Practical utility room
- Luxurious bathroom
- Private front door & entrance hall
- Moments from station, High Street & park



Town centre locations don't come much more practical than this, and we are pleased to present this immaculate ground floor apartment that benefits from its own front door, sash windows and high ceilings.

Enjoying a truly wonderful position, this modern and stylish apartment was part of a high quality conversion in 2009 and is set within this rarely available small development, which is located within the very heart of Epsom town centre.

Perfect for those wanting to downsize but not downgrade, or a professional couple looking for hassle free commutes, this superb apartment provides 681 sq ft of space and offers genuine convenience that is seamlessly blended with everything you would associate with a modern flat and if you require outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner.

The apartment benefits from contemporary and stylish design touches throughout with a genuine amount of natural light, making it a must see!

As soon as you step through the private front door and through the enclosed

entrance hall, the amazing feel of the property is immediately evident. The open plan reception area really sets the scene and is an excellent entertaining/social space with defined living/dining and kitchen areas. The two bedrooms are well proportioned and there is also a luxurious bathroom, which enjoys high quality fittings. From a practical sense, there is also a utility room, which brings another huge positive to this home.

The flat is well insulated with a gas boiler giving ensuring there is a good EPC rating on the property, and with on street residents permit parking within The Parade and yearly parking passes available from the council, we feel that this property covers all bases and should be viewed at your earliest convenience.

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 southwest 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. Trains go directly to London Waterloo, London Victoria and London Bridge and Epsom is covered in the Oyster zone.

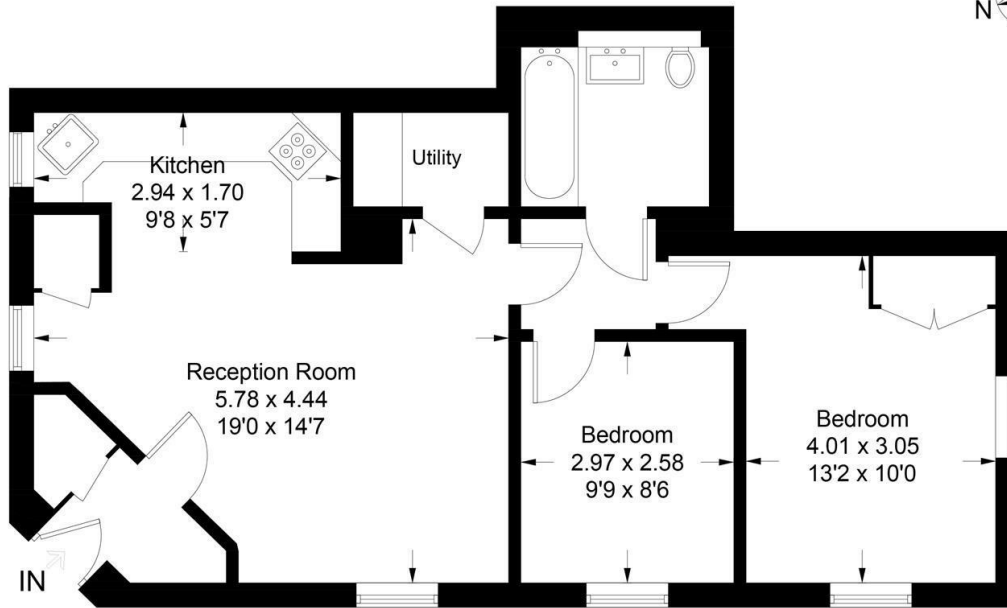
Tenure - Leasehold  
Length of lease (years remaining) - 985  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 1354.00  
Council tax band - D

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.





Approximate Gross Internal Area = 63.3 sq m / 681 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID947524)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>77</b>               | <b>77</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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  
01372 333699

**LETTINGS & MANAGEMENT**  
163 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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**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.

