



West Hill, Epsom

The **PERSONAL** Agent

Guide Price £225,000

Share of Freehold

- Mews Style House
- Highly Sought After Gated Development
- Refitted Kitchen
- 24hr Emergency Call Systems
- Available Exclusively For The Over 60s
- Walking Distance of Epsom Town Centre
- Close to Epsom Common
- Completed Chain



Located within the heart of the desirable Christchurch Area of Epsom and enjoying a peaceful and private position, this rarely available one double bedroom mews style house is offered with a complete chain.

Hookfield Mews is a highly sought after warden assisted development specifically designed for the over 60's and tucked away in a small enclosed gated private cul-de sac within walking distance of Epsom town centre.

The property benefits from generous accommodation which extends to approximately 665 sq ft and includes a large open plan kitchen/living/diner on the ground floor accompanied by a separate cloakroom/WC.

Accessed via a private front door which leads to a bay fronted 14ft living room, the property offers bright and spacious accommodation that is flooded with natural light. The kitchen

has been updated recently and is well equipped with a pleasant and private outlook to the rear. On the first floor the bedroom benefits from built-in wardrobes and an ensuite shower room not to mention an abundance of storage on the landing.

To the front of the property there is a private garden that looks on to the communal courtyard providing that all important outside space to tender as you wish.

Viewing is strongly advised, as due to its rarity we are anticipating a high level of interest.

Nearby 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.

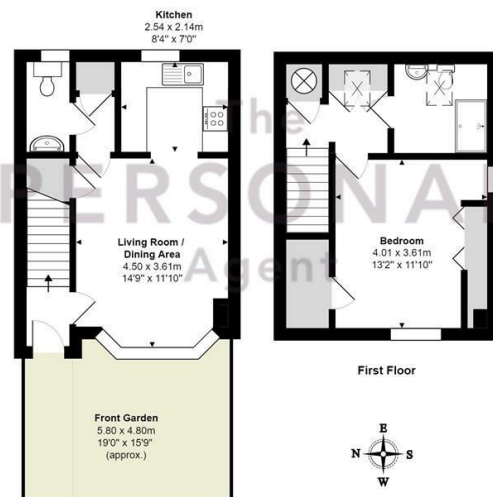
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Share of Freehold
Length of lease (years remaining) - 90
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2404.68
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.







Hookfield Mews, West Hill, Epsom
Total Area: 61.8 m² ... 665 ft² (excluding garden)
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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