



Ashley Road, Epsom

The **PERSONAL** Agent



# Guide Price £550,000

## Leasehold

- Stunning first floor apartment
- 937 sq ft of space
- Amazing town centre location
- Three well proportioned bedrooms
- Sleek white kitchen with integrated appliances
- Contemporary bathroom
- Wooden floors throughout
- Beautifully maintained communal gardens
- Residents Parking and optional communal storage
- Moments from Station & High Street

The Personal Agent are delighted to present this impressive first floor apartment offering 937 sq ft of bright and generously proportioned accommodation. Ideal for those looking to downsize without compromise, or buyers seeking a rare combination of character features and contemporary living, the property forms part of an attractive building and enjoys a prime position in the very centre of Epsom.

Set within a quiet, immaculately maintained development on the sought after Ashley Road, the apartment provides an excellent balance of tranquillity and convenience. Epsom's shops, cafés, restaurants and everyday amenities are all within easy walking distance, as is Epsom station, which offers fast and frequent services to London Waterloo, Victoria and London Bridge.

Ashley Court is one of Epsom's most desirable developments with well maintained landscaped communal gardens, residents parking and just moments from the town centre.



Inside, a spacious central hallway immediately sets the tone, offering excellent storage. Wooden flooring flows throughout, enhancing the sense of space and cohesion. To one side sits a sleek, contemporary white kitchen, fitted with integrated appliances including a fridge, dishwasher, washing machine, and tumble dryer. A secondary door acting as tradesmen entrance, with access to the garden.

The light filled reception room is a real highlight, featuring an attractive bay window that floods the space with natural light and creates a welcoming setting for relaxing or entertaining. The apartment offers three well proportioned bedrooms, including two doubles with built in storage, all thoughtfully arranged to suit both families and professionals alike. Completing the accommodation is a modern bathroom.

Quietly positioned yet brilliantly central, this stylish apartment delivers comfortable, low maintenance living with everything Epsom town centre has to offer right on your doorstep.

Epsom town centre itself offers a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold  
Length of lease (years remaining) - 974  
Annual ground rent amount (£) - Peppercorn £7.50  
Annual service charge amount (£) - £3953.04  
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.



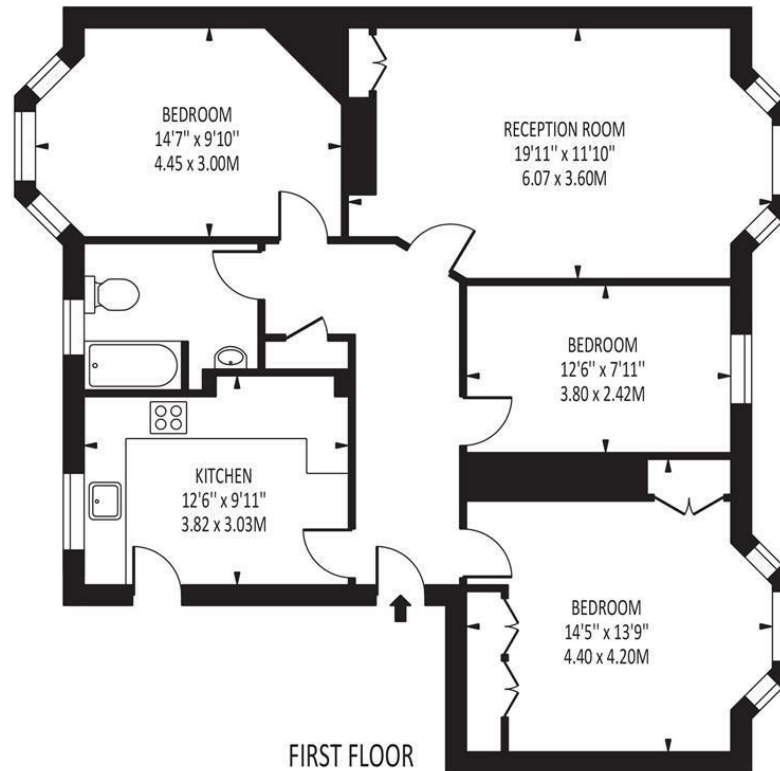




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## Ashley Court

Total Area: 937 SQ FT • 87.01 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(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		
England & Wales		EU Directive 2002/91/EC

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### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

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01737 333 699

### TADWORTH & KINGSWOOD OFFICE

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

### LETTINGS & MANAGEMENT

157 High Street  
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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.



