



Worple Road, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Share of Freehold

- Secluded courtyard & private garden
- 843 Sq Ft ground floor apartment
- Close to Rosebery Park
- Short walk to town & station
- Two double bedrooms
- Spacious four piece bathroom
- Generous 16ft x 15ft living room
- Large separate modern kitchen
- Attractive Victorian conversion
- Allocated parking on driveway

This excellently positioned and larger than average ground floor Victorian conversion apartment benefits from spacious accommodation, high ceilings, an abundance of natural light and a private garden.

Having been well maintained by the current owner, this fine property is located within a highly sought after residential road just a short walk from the open spaces of Rosebery Park, Epsom town centre and the mainline railway station.

The well balanced accommodation of approximately 843 Sq Ft benefits from an entrance hallway with built-in cupboard, 16ft x 15ft living room, 11ft x 10ft modern kitchen, two double bedrooms and a generous contemporary bathroom suite.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect and a highly convenient position.



Accommodation comprises a spacious and bright living/dining room, larger than average modern kitchen providing the perfect space for entertaining or small social occasions, two well proportioned double bedrooms and a spacious white bathroom suite.

Outside there is a private courtyard that leads to a private garden with side gate. There is a further communal garden that is shared by the three apartments in the building, an allocated parking space to the front and the property is share of freehold. The property benefits from gas central heating throughout. Immediate inspection is essential to fully appreciate the well balanced property.

Ground floor garden apartments in Worple Road are rarely available, especially within this price point and as such we are advising that you lodge your immediate interest.

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
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
England & Wales		EU Directive 2002/91/EC

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The
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Agent

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