Dalmeny Way, Epsom

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Guide Price £325,000

Leasehold

- No onward chain
- Two double bedrooms
- First floor modern apartment
- Redecorated throughout
- Tucked away in a cul de sac
- Brand new family bathroom and ensuite
- 21ft living/dining/kitchen area
- Allocated parking bay
- Secluded communal rear garden
- Ideal Investment or First Time Buyer

Coming to market with no onward chain and set within a popular modern development, this well proportioned first floor apartment enjoys a larger than average living room with Juliette balcony and an excellent position within this small cul de sac, just moments from the heart of Epsom Town Centre.

Perfect as an investment or first time buy, or perhaps a bolt hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

This modern apartment has been the subject of an almost complete refurbishment with two double bedrooms, open plan living space, new main bathroom and new en suite, allocated parking and bike store as well as communal gardens.

The property benefits from a great aspect and a highly convenient position making immediate viewing a priority to avoid disappointment.

The apartment has a video security entry phone and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with a south west facing Juliette balcony with elevated outlooks over the communal garden as well as an open plan fitted kitchen with integrated hob and oven, impressive master bedroom with built in wardrobes and ensuite shower room, second double bedroom and the modern white bathroom suite.

Further noteworthy points to mention include further large utility cupboard within the entrance hall, use of the communal gardens to the rear and an allocated parking bay. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 109
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 1,958.00

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.

PLEASE NOTE: That some images may contain digitally enhanced or superimposed furniture and furnishings for illustrative purposes only. These images are intended to provide a guide to the potential use and layout of the space. The furniture, décor, fixtures, and finishes shown may not be present at the property and should not be relied upon as an accurate representation of the property's current condition. Prospective purchasers or tenants are advised to inspect the property and satisfy themselves as to all aspects of the accommodation.

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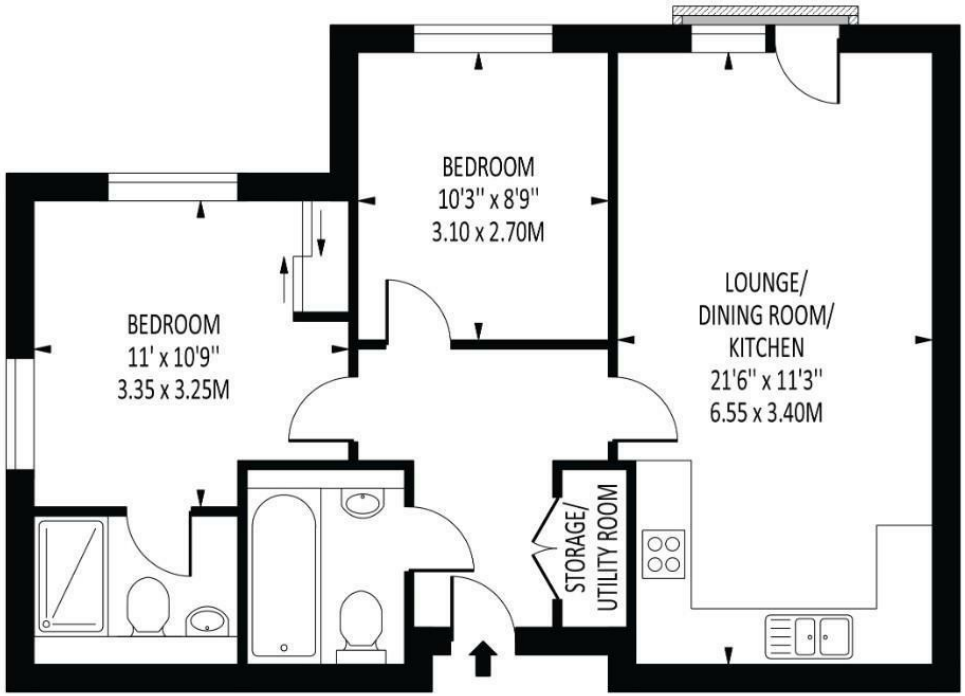
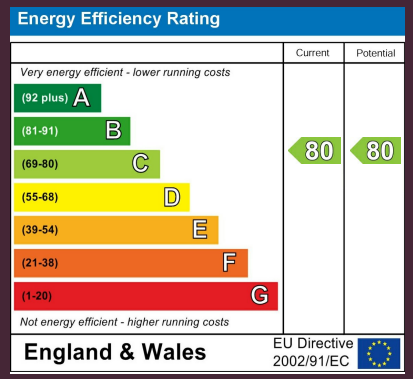
Mentmore House

Total Area: 617 SQ FT • 57.32 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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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