



Miles Road, Epsom

The PERSONAL Agent

# Guide Price £350,000

## Leasehold

- First floor apartment
- Spacious living/dining room
- Open plan modern fitted kitchen with quartz worktops
- Four piece bathroom suite
- Perfect first time buy or buy to let
- Walk to town, station & shops
- Two well proportioned bedrooms
- Off street allocated parking

This attractive two bedroom first floor flat is set within a popular crescent that is just a short walk to Epsom town centre and the railway station, which is approximately 0.4 miles away.

Enjoying a nicely balanced layout, we believe that this home offers a great blank canvas and the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

Miles Road is incredibly popular and is located on the periphery of the town centre with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

The property benefits from a security entry phone system, a well-proportioned 22ft open-plan kitchen, living, and dining area, a sleek and stylish four-piece bathroom suite, and two generously sized double bedrooms, with built-in wardrobes in the principal bedroom. There is also a separate entrance hallway with a



built-in storage cupboard. The kitchen features integrated appliances, including a fridge freezer, washing machine, oven, and dishwasher, complemented by a quartz worktop. Further noteworthy points to mention include allocated parking and easy access to local amenities too.

The town centre and railway station is approximately 0.4 miles away, with easy walking access to the station, which takes on average around 7 minutes.

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. 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.

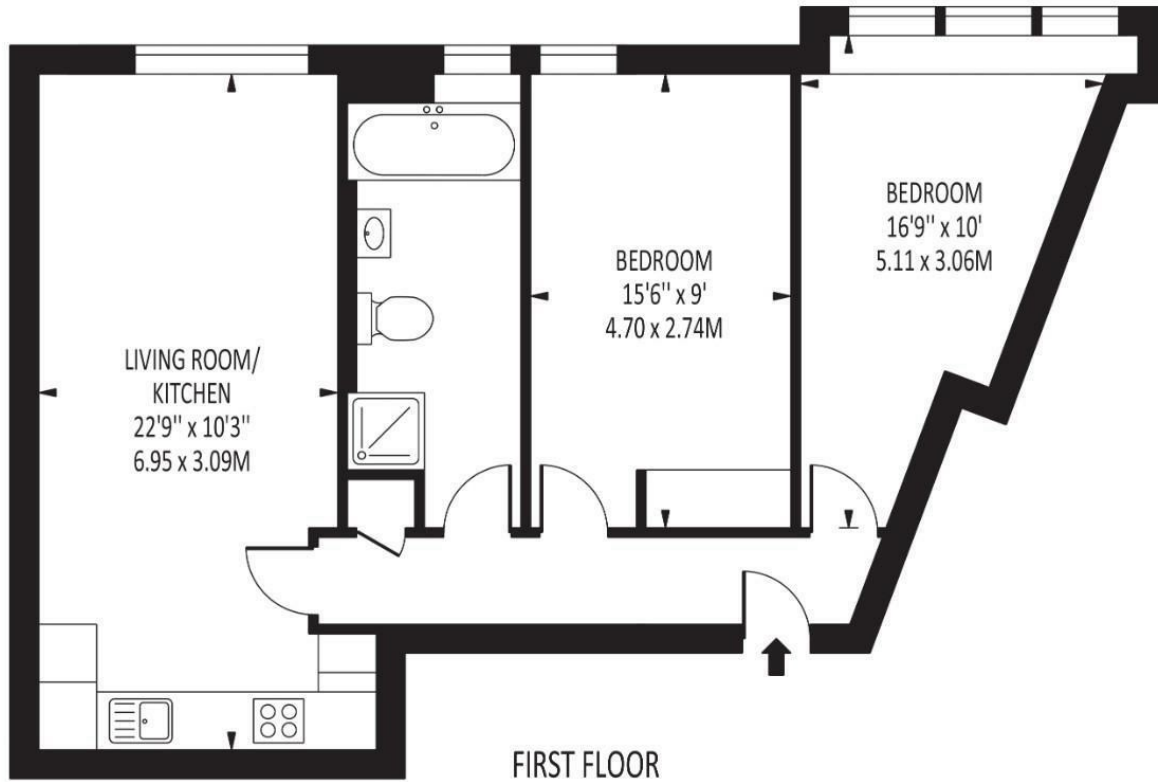
Tenure - Leasehold

Length of lease (years remaining) - 146  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £2,300.00  
Council tax band - C

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>63</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

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.

**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  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

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

**LETTINGS & MANAGEMENT**

157 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.

