



Ladbroke Road, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- No ongoing chain
- Superb central location
- Ground floor maisonette
- Private front & rear gardens
- Short walk to town & station
- Close to Rosebery Park
- Two spacious bedrooms
- Generous living room

An extremely rare opportunity to acquire this excellently positioned ground floor maisonette, located in a highly sought after no through road this property is offered with no ongoing chain and requires decorative modernisation throughout.

With the town centre and railway station within close walking distance and Rosebery Park less than 100 metres away, a more conveniently located ground floor maisonette would be hard to find.

The property benefits from a private rear garden that measures 35ft x 16ft.

Inspection in person is the absolute key to appreciating the fantastic position and potential that this property offers.



The generous accommodation comprises its own private entrance with front door leading to an entrance hall, a spacious living/dining room and a fitted kitchen that utilises all available space.

There are also two generously proportioned double bedrooms, and a modern shower room.

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 - Leasehold

Length of lease (years remaining) - 999 from

25.03.1960, lease remaining 934 years

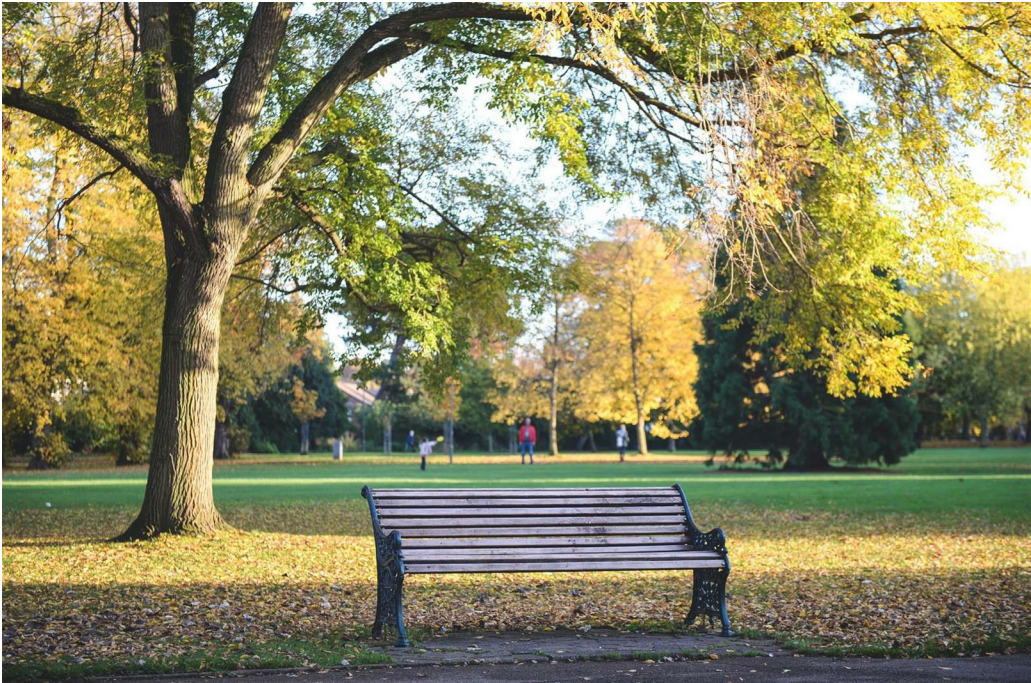
Annual ground rent amount (£) - 15.00

Annual service charge amount (£) - TBC

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.







Ground Floor Flat

Ladbroke Road, Epsom

Total Area: 59.5 m² ... 640 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		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(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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