



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
- Communal garden

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.

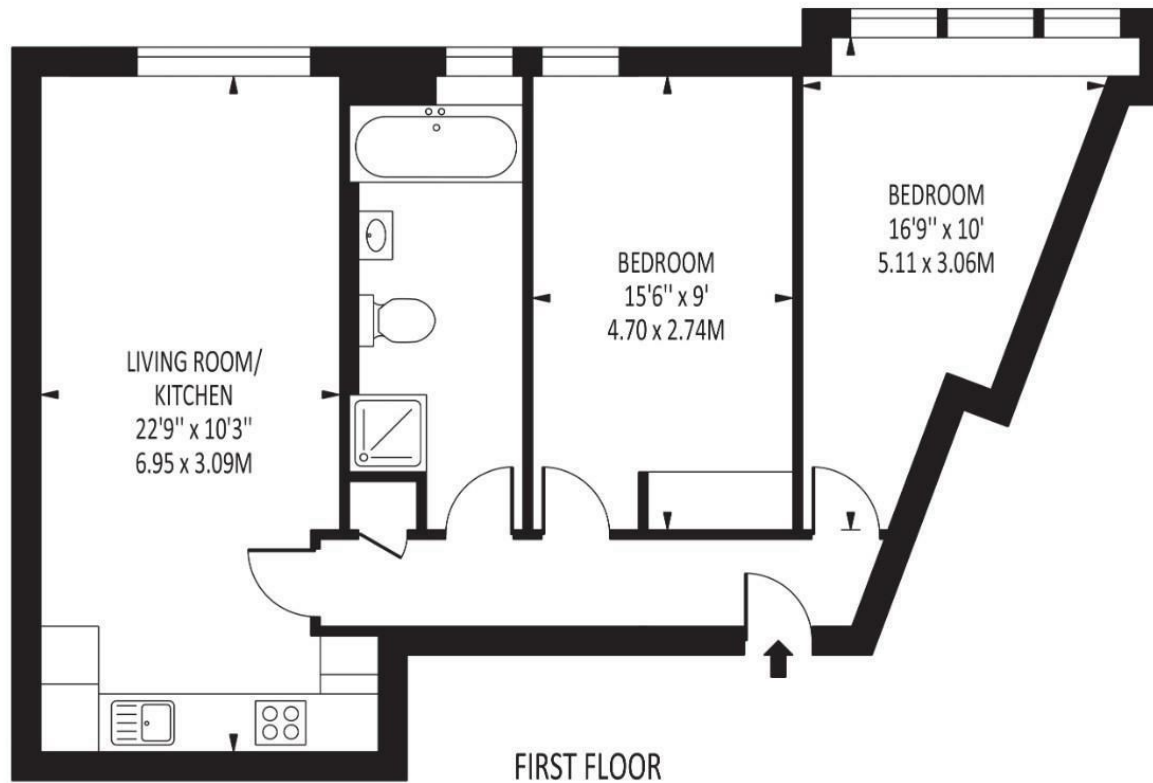




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Ophelia Court

Total Area: 656 SQ FT • 60.93 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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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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