



Adelphi Road, Epsom

The **PERSONAL** Agent

# Guide Price £190,000

## Leasehold

- No ongoing chain
- First floor studio apartment
- Ideal First Time Buy or investment
- Cul-de-sac Location
- 0.2 miles from Station
- Private front door/entrance
- Modern kitchen & white bathroom
- Gas central heating
- Recently refurbished
- Off street parking space & Resident's parking scheme

If you are looking for convenience, then this well presented studio apartment is on the doorstep of all local amenities. Set within a Victorian building, in the heart of Epsom and tucked away in a cul de sac, the property is within 0.2 miles of Epsom's mainline station and a stone's throw from the High Street. It is also offered for sale with no onward chain.

The property is ideal for a first time buyer, but equally could present a great investment opportunity for someone wishing to add to their portfolio. Either way it is extremely rare to find a property like this in the heart of Epsom Town centre.

The Personal Agent are delighted to present to the market this superb studio apartment which has been recently refurbished. Internally the property features a studio room to the front which is the size of a spacious double bedroom, a fitted kitchen and a white bathroom suite with gas central heating throughout which



is unusual for this size of property.

The property also benefits from a long lease, access to loft storage space, own off street parking with additional parking available through the resident's parking scheme. An early internal viewing appointment is highly recommended.

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 southwest 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

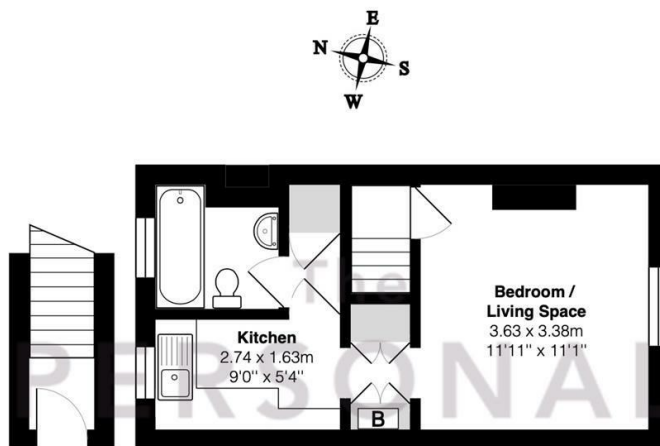
access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 163  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - N/A  
Council tax band - B

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 Entrance

First Floor

Adelphi Road, Epsom  
Total Area: 28.6 m<sup>2</sup> ... 308 ft<sup>2</sup>  
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

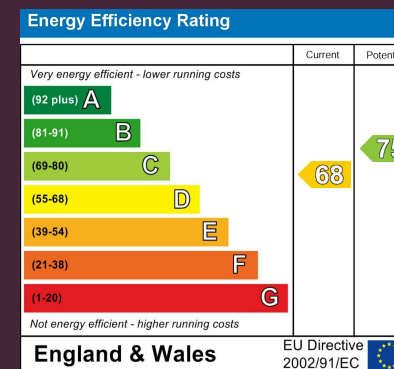
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