



Highridge Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £375,000 Leasehold

- Stunning first floor apartment
- Almost 850 Sq. Ft of accommodation
- Two double bedrooms with built in storage
- 18ft living room
- Private balcony
- Wonderful kitchen/diner
- Generous bathroom
- Fully refurbished throughout by current owners
- Private road & walk to Town & Station
- Entry phone system

The Personal Agent are pleased to present this beautifully positioned first floor apartment that has been fully refurbished by its current owners and benefits from arguably one of the best positions within this sought after development, with a private balcony.

With accommodation of almost 850 sq ft and a genuine light and bright aspect, the property is set in a hugely popular and rarely available private road just to the South of Epsom town centre.

These impressive apartments are always popular, especially one as beautifully presented as this. Located on the first floor the apartment is likely to appeal to downsizers as well as young professionals. The property is offered to the market in fantastic condition and offers attractive and well balanced accommodation.

The home comprises an entrance hall with storage, two double bedrooms (both with fitted wardrobes), spacious 18ft lounge with



private balcony and a wonderful kitchen/diner. The kitchen is a huge selling point, not just because of the excellent proportions and outlook over the communal gardens but also because of the flexibility and space for a breakfast/small dining table.

The property is completed by a contemporary white bathroom suite with on street residents parking to the front.

Highridge Close is a leafy private oasis to the south of Epsom Town Centre. Just a short walk away Epsom offers a plethora of shops, restaurants and amenities as well as fast, regular rail links into London. 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.

Viewing is strongly advised to avoid disappointment.

Sole agent.

Tenure - Leasehold

Length of lease (years remaining) - 132

Annual ground rent amount (£) - 50.00

Annual service charge amount (£) - 1800.00

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.



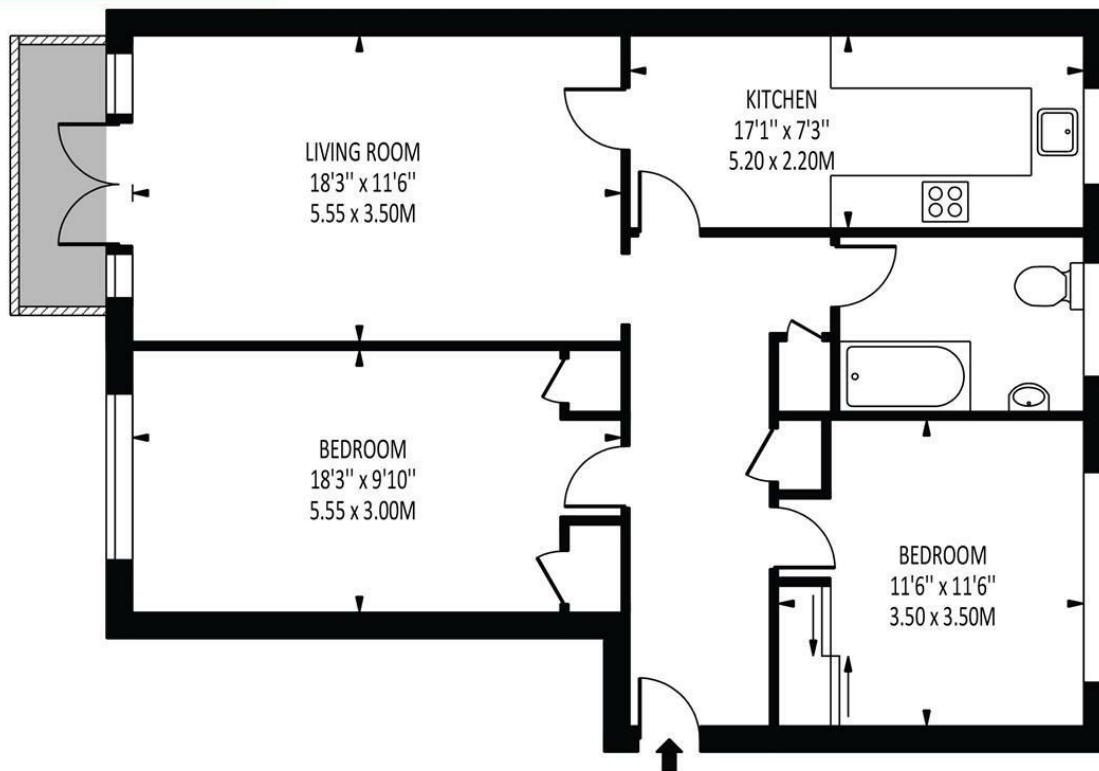


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Hightidge Close

Total Area: 847 SQ FT • 78.70 SQ M



FIRST FLOOR

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	76	80
(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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The
PERSONAL
Agent

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