



Prospect House, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Share of Freehold

- Stunning top floor apartment
- Recently refurbished throughout
- Two spacious double bedrooms
- Refitted ensuite & bathroom
- Refitted kitchen/breakfast room
- 19ft x 18ft living room
- Private South/Easterly terrace
- Share of freehold
- Two allocated parking spaces
- Solid oak doors throughout

A genuinely rare opportunity to acquire this recently refurbished and absolutely stunning top floor apartment that benefits from a private South/Easterly facing terrace with impressive elevated views of the surrounding parkland.

Set within this imposing and attractive Edwardian building that is located at the end of a sought after cul de sac on the highly desirable Clarendon Park, this generously proportioned property benefits from spacious accommodation of over 1100 sq ft.

Just a stones throw from the bus stop, surrounded by mature private parkland and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, finding a better positioned apartment with high ceilings, sash windows and this amount of space would be a difficult task indeed.

Due to the high level of interest that we expect in this property we are recommending immediate inspection. Sole agent.



This bright and spacious apartment really is a gem and benefits from the rare addition of a private terrace with panoramic views over fields and woodland. Accommodation comprises 19ft x 18ft living room and recently refitted kitchen/breakfast room, both with direct access to the terrace, impressive master bedroom with refitted ensuite shower room, 19ft second bedroom, refitted bathroom, use of large loft space and two allocated parking spaces.

Further noteworthy points to mention include high ceilings, sash windows, share of freehold which results in lower maintenance costs and an abundance of built-in storage with double fitted wardrobes in both bedrooms.

Clarendon Park is a quiet and well regarded private residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema &

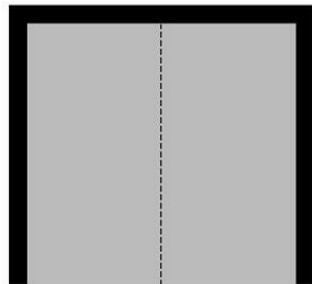
theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Share of Freehold  
Length of lease (years remaining) - 999  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1800.00  
Council tax band - E

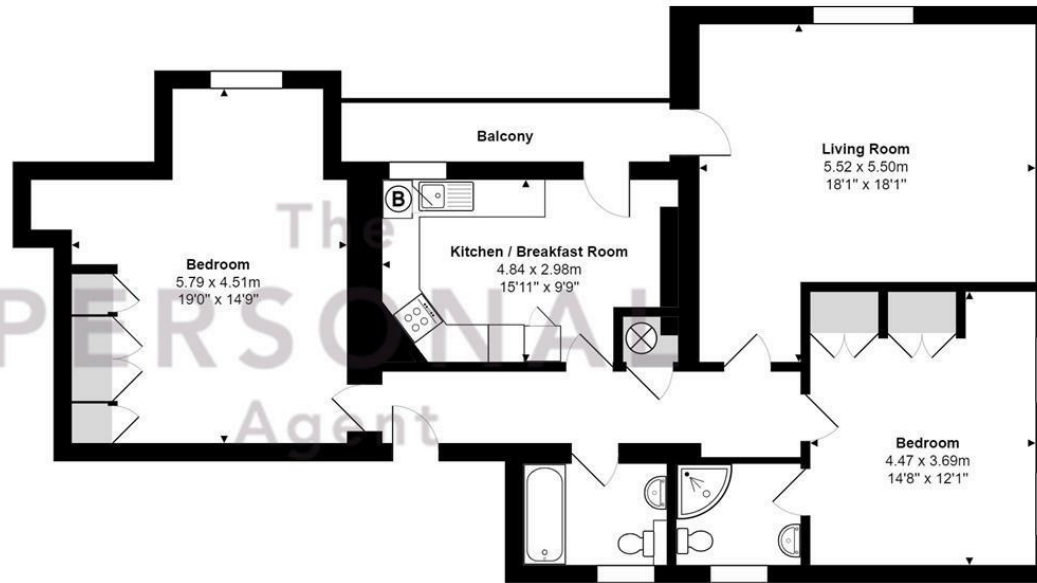
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Two Allocated  
Parking Spaces



#### Second Floor Flat

Prospect House, Grove Close, Epsom

Total Area: 102.9 m<sup>2</sup> ... 1108 ft<sup>2</sup> (excluding balcony, two allocated parking spaces)

FOR ILLUSTRATIVE PURPOSES ONLY.

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.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The  
**PERSONAL**  
Agent

| 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>                            | 77      | 80                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

#### 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 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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.

