



Station Approach, Epsom

The **PERSONAL** Agent

Guide Price £365,000

Leasehold

- Stunning elevated outlook
- Practical Town Centre location
- Lift service & secure entry system
- Two generous double bedrooms
- 30ft living/dining room
- Modern open plan kitchen
- Southerly facing balcony/terrace
- Doorstep of station & shops
- Top floor apartment (sixth floor)
- Viewing strongly recommended

With stunning elevated far reaching views over Epsom town centre and up to the Queens Stand at Epsom Downs racecourse, this contemporary top floor apartment warrants immediate inspection to fully appreciate the flexible and bright accommodation.

The property benefits from a South facing private terrace with great elevated views, spacious 30ft living/dining room, open plan kitchen, two generous double bedrooms and a main bathroom. Further noteworthy points to mention include lift service and a security entry system. Viewing strongly advised.

The property itself offers over 700 Sq. ft of accommodation. An entrance hall with a storage cupboard leads through to a 30ft living/dining area which is open plan to the kitchen creating a great social and entertaining space.

Both the bedrooms are nicely proportioned and are serviced by a modern bathroom with the practical utility cupboard



completing this well balanced accommodation.

The property is served by a security entry phone system and a lift with further stand out feature being the amazing far reaching views from the Southerly facing balcony.

We would highly recommend arranging a viewing of this sensibly priced apartment at your earliest convenience.

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 a 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. 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 airports.

Tenure - Leasehold

Length of lease (years remaining) - 112

Annual ground rent amount (£) - 0

Annual service charge amount (£) - 2545.00

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.

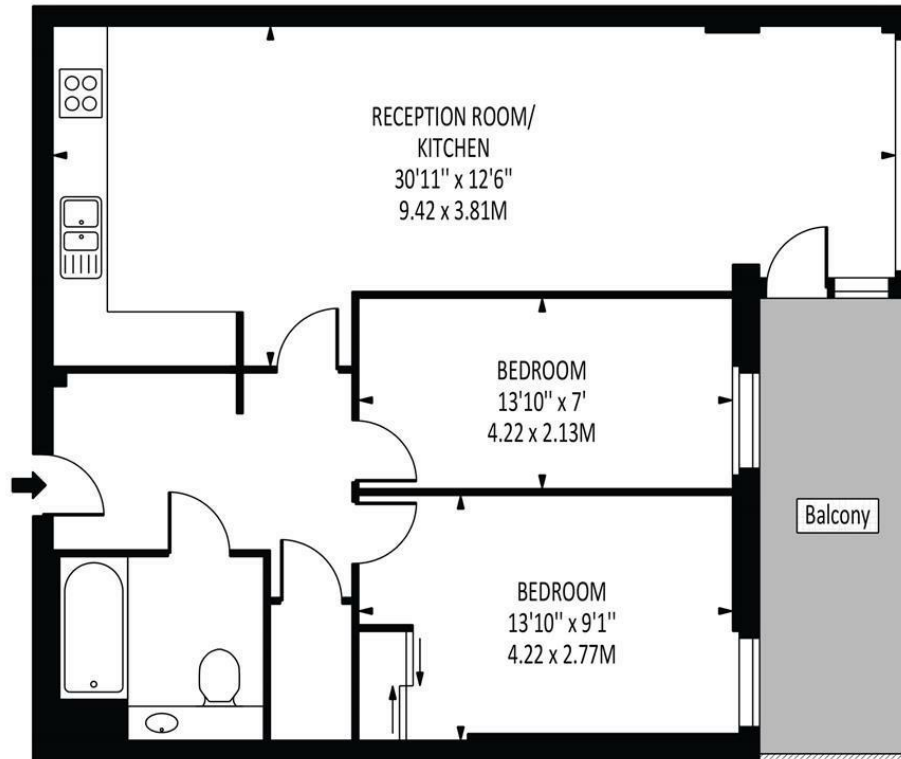




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5Jubilee House, Station Approach

Total Area: 704 SQ FT • 65.40 SQ M



SIXTH 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	81	81
(69-80) C		
(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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