



College Road, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Leasehold

- Stunning first floor apartment
- Contemporary landmark development
- Private 23ft South facing balcony
- Two generous double bedrooms
- Stunning en-suite shower room
- Impressive 23ft living/dining room
- Open plan high specification kitchen
- Main bathroom & utility cupboard
- Security entry and lift service
- Allocated parking bay



The Personal Agent are proud to present this beautifully positioned first floor apartment set within this contemporary landmark development in the very heart of the sought after College area of Epsom and just a short walk from the Town Centre.

This unique and incredibly handsome building was constructed to a high standard in 2018 and exudes style from the moment you step into the immaculate double height communal entrance hall. The property enjoys accommodation approaching 845 Sq. Ft with the real 'wow' factor being the private and secluded 23ft South facing balcony, which is the perfect sunny space to relax in and watch the world go by from an elevated aspect.

The property benefits from incredibly well balanced accommodation comprising, 23ft living/dining room which has access to the balcony and is open plan in to a high specification kitchen which provides a wonderful social and entertaining space.

The master bedroom has direct access to the balcony, as well as a stylish en-suite shower room, whilst the second bedroom is also a generous double and served by the main bathroom.

Accessed via College Road and offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the allocated parking bay, to the security entry system for the front door, and with the ample fitted cupboards in the property. This property really does cover all bases.

Perfect for those wanting to downsize but not downgrade, this completely turn-key apartment is located within the heart of the sought after College area of Epsom and is within walking distance of Elizabeth Welchman Gardens, Alexandra Park and Rosebery Park, not to forget the open spaces of the nearby Epsom Downs.

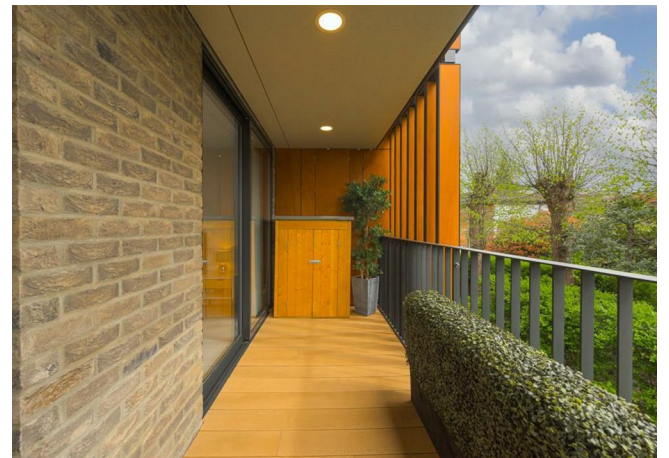
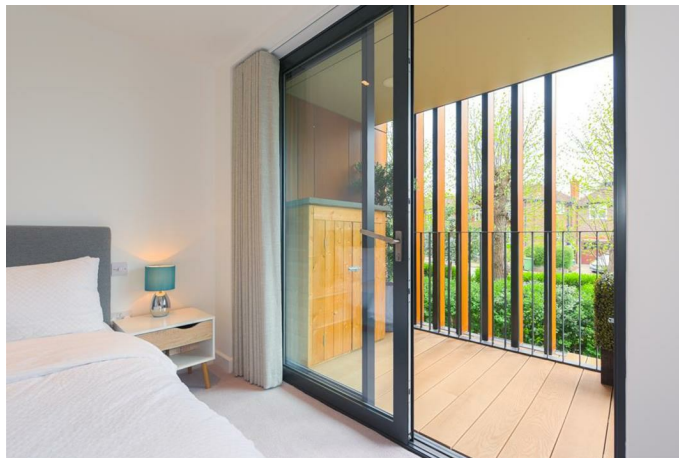
Noteworthy points to mention are video security entry system, lift service, large double glazed windows that allow a huge amount of natural light in, generous entrance hall with built-in cupboard and separate utility cupboard, and allocated parking to the rear of the building.

The property provides secure and secluded living with an excellent level of finish and presentation throughout, and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 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. 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 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.

Immediate viewing of this fine home is absolutely essential to avoid disappointment. Sole agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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