



Gladstone House, Epsom

The **PERSONAL** Agent

Guide Price £230,000

Leasehold

- Good size kitchen with space for breakfast bar
- High ceilings & sash windows
- Offering 679 sq ft of space
- Allocated parking bay
- No onward chain or available with tenant in-situ
- Double bedroom & generous bathroom
- Living room & separate dining area
- Wonderful outlook over parkland
- Walking distance to railway stations
- Luxury first floor Victorian conversion apartment

With a fantastic outlook over the surrounding parkland, this spacious and bright first floor apartment warrants immediate viewing to fully appreciate the position and size it enjoys with 679 sq ft of space.

Further noteworthy points to mention include large double glazed floor to ceiling sash windows, 11ft high ceilings adding to the spacious feel, allocated parking space and well maintained communal grounds with access to the surrounding country parks.

The property is offered chain free or with tenants in situ and would suit a diverse selection of buyers; so whether you are a first time buyer, investor or making a downsize move we recommend viewing this fine apartment.

Such is the rarity of these larger one bedroom conversion apartments, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation is unrivalled in our view.



As you enter the spacious hallway you are instantly struck by the high ceilings and light that floods throughout the apartment. Beyond is the dining room with double doors opening onto the kitchen which has space for a breakfast table and offers views over the beautifully kept grounds.

From the dining room, a step down leads you into the homely living room with further views over parkland, the double bedroom has built-in wardrobes and there is a white bathroom suite. Further noteworthy features to mention include large double glazed sash windows and allocated parking space.

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

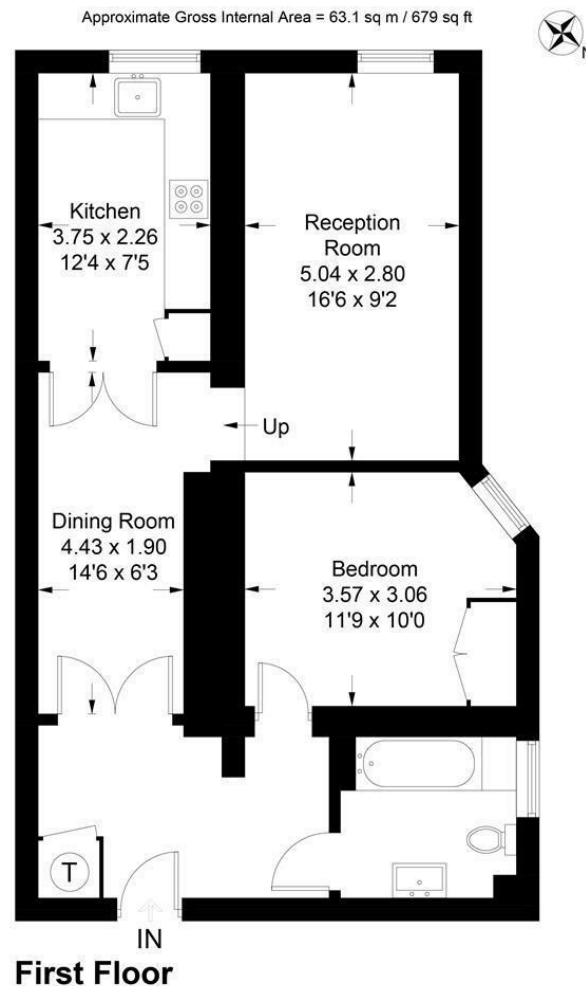
London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Leasehold
Length of lease (years remaining) - 978
Annual ground rent amount (£) - £87.50
Annual service charge amount (£) - £2,177.10
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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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