



Grove Close, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £475,000 Leasehold

- Ground floor apartment with own front door
- Almost 1000 sq ft of flexible accommodation
- Sought after Clarendon Park
- Cul de sac location
- Private parkland setting
- 975 year lease
- Two well proportioned bedrooms
- Shower room and bathroom
- Large entrance hall
- Two parking spaces

This absolutely stunning ground floor apartment enjoys a wonderful position that delivers a genuine feel of privacy, with leafy parkland views from all aspects and is set within a sought after private development.

Apartments in this building are rarely available and this superb property has the advantage of being surrounded by mature grounds in a sought after cul-de-sac on the highly desirable Clarendon Park. Generously proportioned, the property also benefits from spacious accommodation approaching 1000 sq ft.

Just a stone's throw from the bus stop, 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, double glazed sash windows and this amount of privacy would be a difficult task indeed.

As soon as you arrive at the apartment's own front door the



amazing feel of this prestigious apartment is immediately evident.

The well balanced accommodation approaching 1000 sq. ft comprises a large, imposing entrance hallway, living/dining room, kitchen with views over the communal gardens, two well proportioned bedrooms both with fitted wardrobes, a shower room at one end and bathroom at the other end of the flat.

Further noteworthy points to mention include two allocated parking spaces, high ceilings, sash windows, privately managed building which results in lower maintenance costs, an abundance of built-in storage throughout.

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

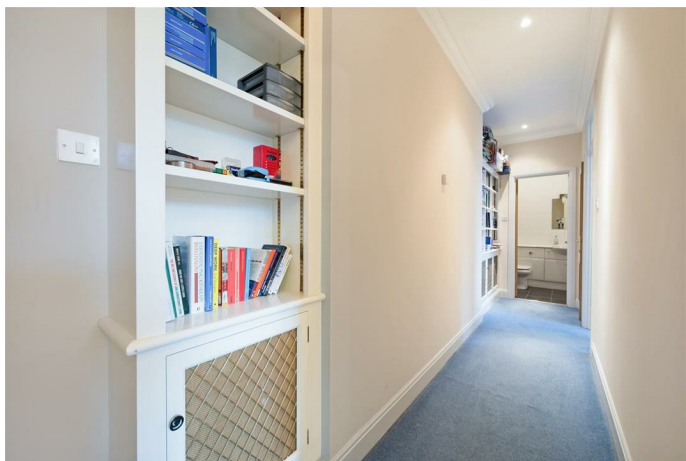
cafés, restaurants, and pubs available locally.

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) - 975  
Annual ground rent amount (£) - 180.00  
Annual service charge amount (£) - 195.00  
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.











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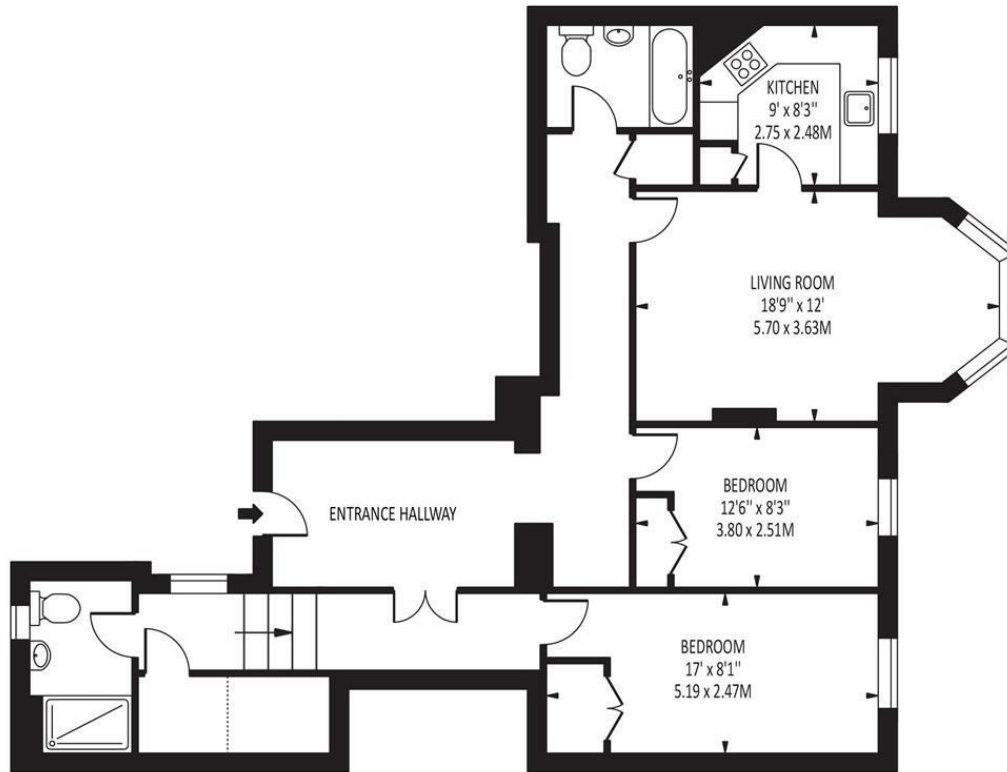


## Crossness House

Total Area: 962 SQ FT • 89.41 SQ M

(Including Restricted Height Area)

Restricted Height Area: 21 SQ FT • 1.92 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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### 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

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**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.



