



Ashley Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £300,000 Share of Freehold

- Small gated development
- Moments from Rosebery Park
- Short walk of Town & Station
- Share of freehold
- No ongoing chain
- Generous double bedroom
- En-suite shower room
- 19 Ft. living room with juliet balcony
- Separate guest cloakroom
- Allocated parking space & visitors parking bays



Set within a sought after gated development and offered with no ongoing chain, The Personal Agent are pleased to present to the market this bright and well positioned first floor apartment.

Enjoying a highly convenient location coupled with a fantastic position being tucked away in a private gated development, this spacious first floor apartment benefits from brand new carpets and fresh decoration throughout and warrants immediate inspection to fully appreciate its bright and light rooms, secluded communal gardens, secure residents parking and even use of a highly practical communal laundry/store room.

Portland House Mews provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away feel and this particular apartment enjoys arguably the best position near the head of the development.

The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.50 of a mile away (approximately a 10 minute walk), a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

The property benefits from no ongoing chain, a well-proportioned 19 Ft. x 16 Ft. living/dining room with a juliet balcony with a pleasant outlook over the development, a separate kitchen, a guest cloakroom/W.C, a well-proportioned double bedroom with built-in wardrobes, en-suite shower room and a separate entrance hallway with built-in storage cupboard.

Further noteworthy points to mention include recently brand new carpets, newly painted throughout, recessed spotlights, access and use of loft space, resident's parking, use of the further visitor's parking, secluded communal garden to the rear and easy access to local amenities too.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Nearby 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. 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

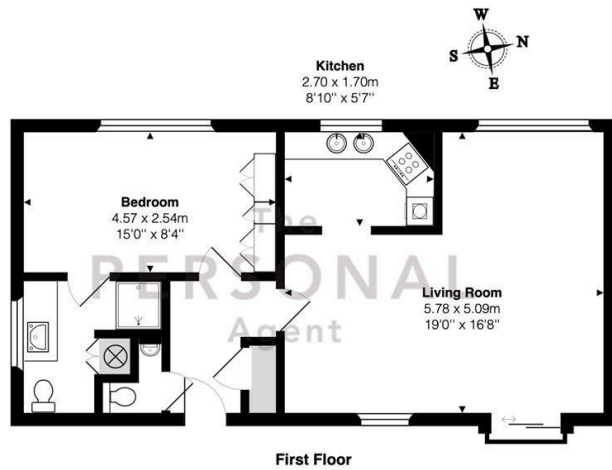
groups. Also close by is Epsom Downs, the home of The Derby.

Tenure - Leasehold - Share of Freehold  
Length of lease (years remaining) - 986  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1272.00  
Council tax band -

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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Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

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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>			<b>76</b>
(55-68) <b>D</b>	<b>57</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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