



Queen Alexandras Way, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £400,000 Leasehold

- Two double bedrooms
- Ground floor apartment
- 881 Sq Ft of space
- Popular Manor Park
- High ceilings
- Four sets of French doors
- Spacious reception room
- Modern white bathroom suite
- Serviced by E9 & E10 Bus



Approached by a sweeping driveway and surrounded by parkland, The Personal Agent are proud to present this bright and spacious ground floor apartment which is complimented by high ceilings, large double glazed sash windows, 881sq.ft of living space and direct access to the outside.

From the moment you walk in the communal entrance hall, the imposing marble columns instantly set the feeling for this hugely impressive apartment. The property further benefits from a pleasant open green space at the front of the building which links to Horton Country Park and the beautifully maintained secure communal gardens.

Being set on the ground floor brings a sense of convenience to this well positioned apartment, and the sense of space is enhanced by the fantastic high ceilings measuring approximately 12ft. In addition there are four sets of large double glazed French doors that allow a huge amount of natural light to flood through the property.

The generous accommodation includes a large entrance hallway with two built-in storage cupboards, an incredibly spacious lounge/dining room that features French doors and a fully integrated kitchen linked by an open plan archway. The master bedroom is a wonderfully bright space with built-in double wardrobes, and direct access to the outside. The second bedroom is also a well-proportioned double room and is cleverly designed with a mezzanine floor currently used as an added sleeping area. Both bedrooms are served by a modern white bathroom suite.

Externally the well maintained communal gardens are a beautiful relaxing area that need to be seen to be fully appreciated.

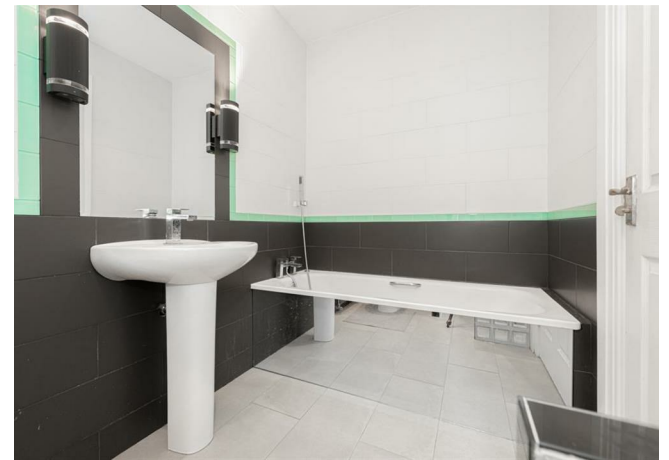
Further noteworthy points to mention include two allocated parking spaces and additional visitor parking bays.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park, yet walking distance of the

town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths. The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school.

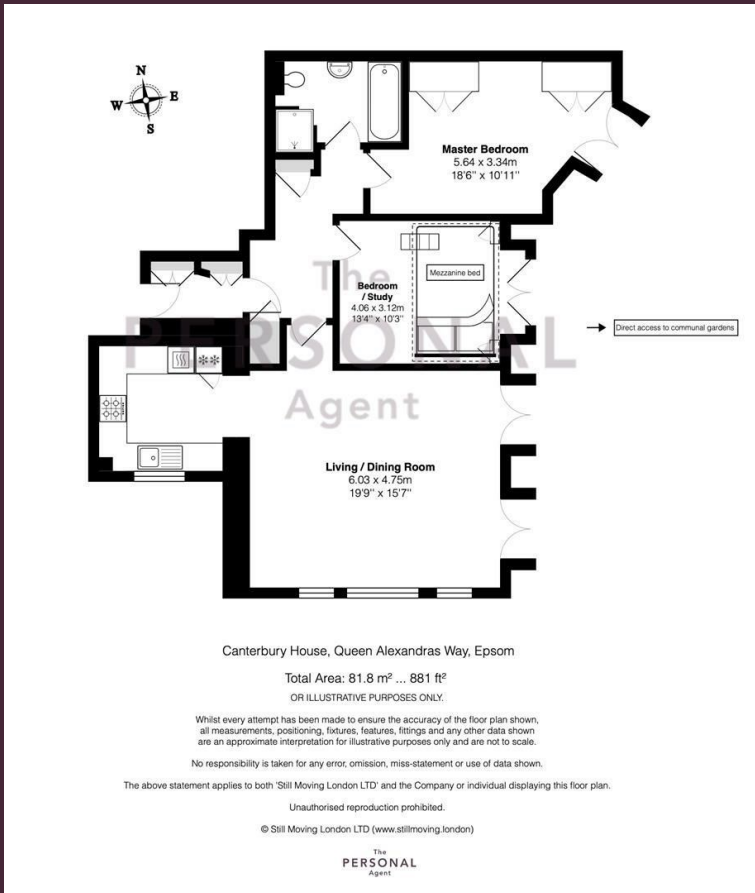
Tenure - Leasehold  
Length of lease (years remaining) - 102  
Annual ground rent amount (£) - 497.98  
Annual service charge amount (£) - 2136.86  
Council tax band - D

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) <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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**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.



