



Freshmount Gardens, Epsom

The **PERSONAL** Agent

# Guide Price £350,000

## Leasehold

- Sought after Chase Estate
- Amazing position
- Two generous bedrooms
- Refitted stylish kitchen
- Refitted contemporary bathroom
- Living/dining room with Juliette balcony
- Double glazing & gas central heating
- Garage in block & use of large loft
- Walk to town & station
- Mature communal gardens



Situated in a rarely available development on the highly desirable Chase Estate, this spacious and well appointed first floor apartment is tucked away in this little known cul-de sac and offered to the market in exceptionally good order throughout having been refurbished by the current owner.

The property offers lounge/dining room with double doors opening to a Juliette balcony which overlooks the communal grounds at the front, refitted kitchen with high quality fittings, two generous double bedrooms (with fitted wardrobes in the master) and a modern refitted bathroom suite which luxurious and contemporary.

Further noteworthy points to mention include full double glazing with new boiler, gas central heating throughout, updated lighting, recently replaced roof, a garage in block and residents parking.

Epsom railway station and high street are within walking distance as are the open spaces of the Stamford Green conservation area and Horton Country park. Viewing is highly recommended by vendors sole agent.

Accommodation comprises of a communal entrance hallway with stairs leading to the first floor. The recently replaced front door opens into a private entrance hall with built in show and storage cupboard plus a further storage cupboard and use of a large loft space, there is a spacious and bright living/dining room with a great outlook to the front, refitted kitchen overlooking the communal gardens to the rear, two well proportioned double bedrooms and spacious refitted modern bathroom.

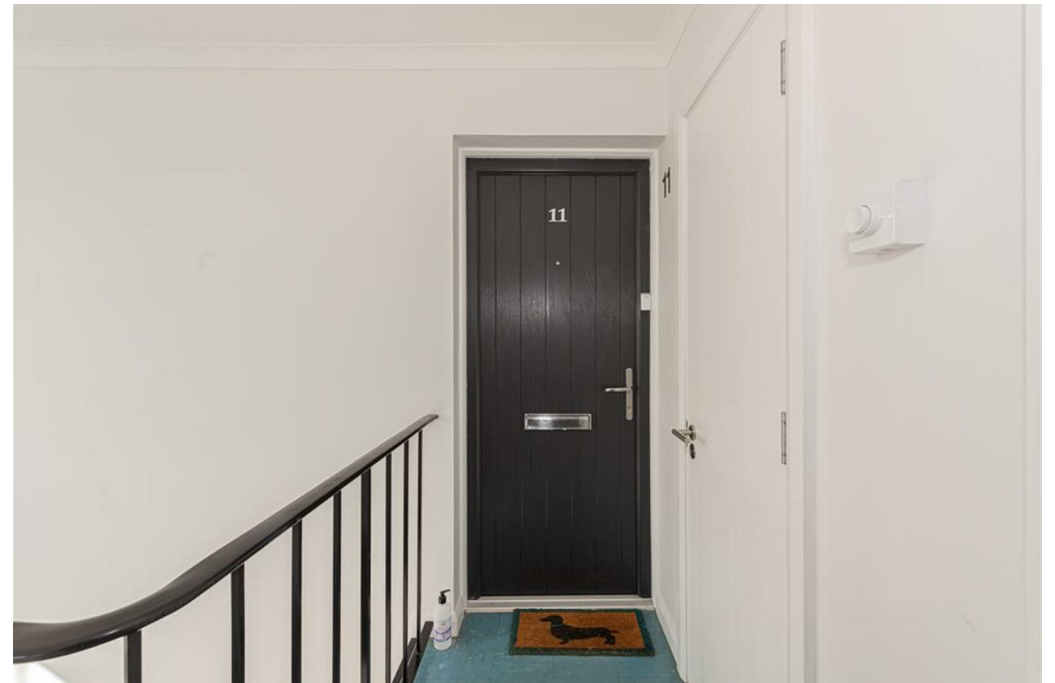
From the living room there is a Juliette balcony which overlooks the surrounding communal areas and the garage in block is

located at the end of the cul-de-sac approximately 10 meters away. The nearby convenience store being just a short walk away at the end of Manor Green Road.

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.





Freshmount Gardens, Epsom  
Total Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup> (excluding garage)  
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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>73</b>	<b>77</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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