



Alexandra Road, Epsom

The **PERSONAL** Agent

Offers Over £275,000

Leasehold

- No ongoing chain
- One double bedroom
- Ground floor apartment
- Private balcony overlooking grounds
- Spacious living / dining room
- Garage In block
- Easy walk to town & station
- Next to Alexandra Park
- 149 Year Lease
- Viewing strongly advised



Offered to the market with no ongoing chain, The Personal Agent are pleased to present this fantastic opportunity to acquire a one double bedroom apartment enjoying arguably one of the best positions at the rear of the building within this sought after development.

Set on the ground floor of this popular, purpose built block, this superb apartment offers genuinely well proportioned rooms with private balcony, pleasant views over communal grounds and easy access to Alexandra Park. Externally there is a garage, located at the rear of the building, residents parking along with well maintained communal gardens.

The bright and spacious interior comprises a large

22ft x 15ft lounge/ dining room with a door to a private patio balcony, a well laid out kitchen, a large double bedroom and fully tiled bathroom with shower over bath. The property has gas central heating and PVCu double glazing. The property also benefits from fitted wardrobes in the bedroom.

Parkside Court backs on to the ever popular Alexandra Park and is just a short walk to the shops, transport links and amenities of Epsom town centre. Epsom High Street has a variety of shops, cafes, a monthly farmers market, a cinema and Epsom Playhouse which offers a wide range of entertainment, including films and concerts.

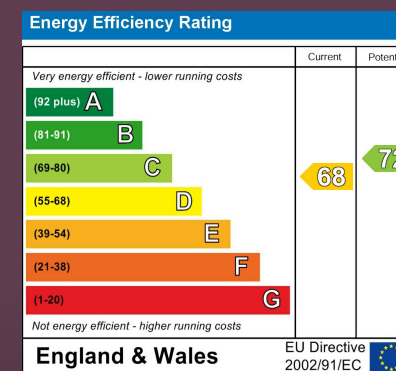
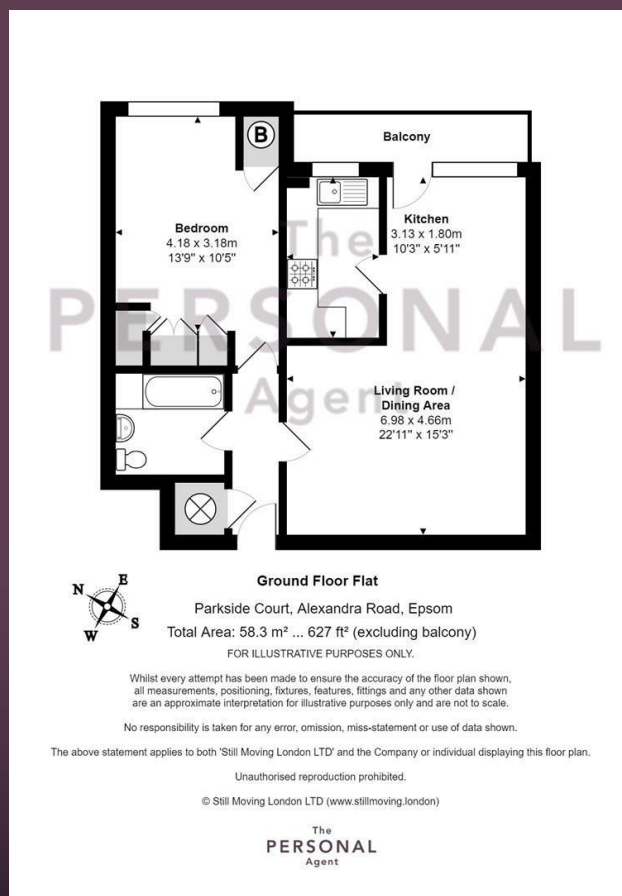
A further feature to note is the 148 year lease for this

apartment. Early viewing essential to avoid disappointment.

Epsom also offers many gyms, clubs and sports facilities including The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre. Cyclists and walkers can also benefit from local routes and trails. Also close by is Epsom Downs, the home of The Derby. 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. The mainline train station is a short walk allowing regular access to London. The M25 (Junction 9) is also a short drive away giving access to both Heathrow and Gatwick international airports.







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