



Church Street, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £425,000 Leasehold - Share of Freehold

- Two bedroom top floor apartment
- Open plan kitchen/dining/living space
- Lift service
- Gated development
- Three parking spaces
- Modern four piece bathroom
- Share of Freehold
- Unique octagon layout
- Short walk to Town & Station

The Personal Agent are proud to present this unique and spacious top floor apartment set within a gated development on the periphery of the sought after College area of Epsom and just a short walk from the Town Centre.

The property was part of a professional conversion in recent years and provides accommodation of 919sq ft, with the apartment enjoying an unusual and seriously impressive octagon shape, which leads to so much natural light filling the rooms from six of its eight sides.

Accessed via a secure gated entrance offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the gated parking and the security entry system to the front door, and with ample fitted cupboards in the property there is an abundance of storage, all of which make Kings Lodge perfect for those wanting to downsize but not downgrade,



This complete turn-key apartment is located on the periphery of the sought after College area of Epsom and is within close proximity of Elizabeth Welchman Gardens and Rosebery Park, not to forget the open spaces of the nearby Epsom Downs.

Noteworthy points to mention are high ceilings, large double glazed sash windows, generous entrance hall, 19ft x 17ft reception room/ kitchen/dining space, two double bedrooms and the main bathroom.

The property provides secure and secluded living with an excellent level of finish and presentation throughout and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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.

Tenure - Share of Freehold  
Length of lease (years remaining) - 998  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £3,190.00  
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.



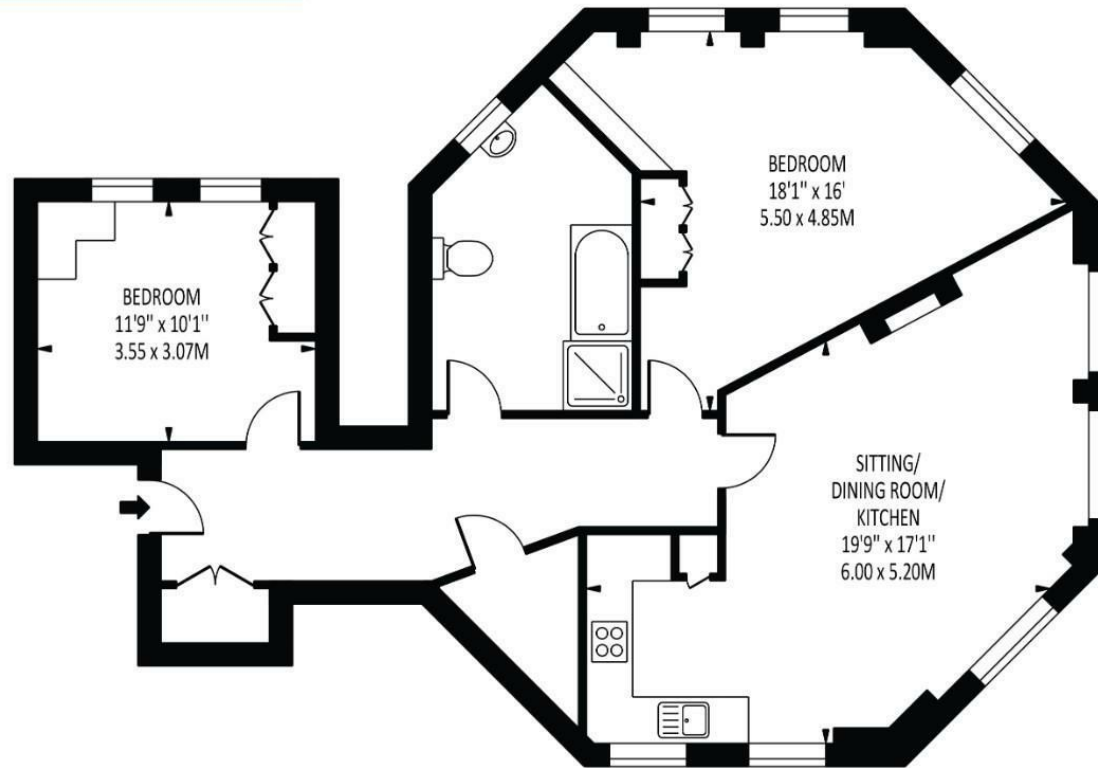


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## Kings Lodge

Total Area: 919 SQ FT • 85.35 SQ M



SECOND FLOOR

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>                            | 76      | 76                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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### STONELEIGH/EWELL OFFICE

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### BANSTEAD OFFICE

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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Registered in England No. 4398817.



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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.

