



West Hill, Epsom

The **PERSONAL** Agent

Guide Price £240,000

Share of Freehold

- Mews Style One Bedroom House
- Highly Sought After Gated Development
- Modern Fitted Kitchen
- 24hr Emergency Call Systems
- Available Exclusively For The Over 60s
- Half a Mile To Epsom Town Centre
- Close to Epsom Common
- Share of Freehold

Located within the heart of the desirable Christchurch Area of Epsom and enjoying a peaceful and private position, this rarely available one double bedroom mews style house is offered to the market in excellent condition.

Hookfield Mews is a highly sought after warden assisted development specifically designed for the over 60's and tucked away in a small enclosed gated private cul de sac within half a mile of Epsom town centre.

This bungalow provides approximately 522 sq ft of well-proportioned accommodation, all on a single level. It boasts a spacious open-plan living and dining area, a separate kitchen, and a bathroom. The bedroom is fitted with built-in wardrobes, and there is generous additional storage space available on the landing.

Accessed via a private front door which leads to a 17ft living room, the property offers bright and spacious accommodation



that is flooded with natural light. The kitchen has been updated, is well equipped and enjoys a pleasant and private outlook to the rear.

To the front of the property there is direct access to a small patio area that looks on to the communal courtyard providing a relaxing place to sit.

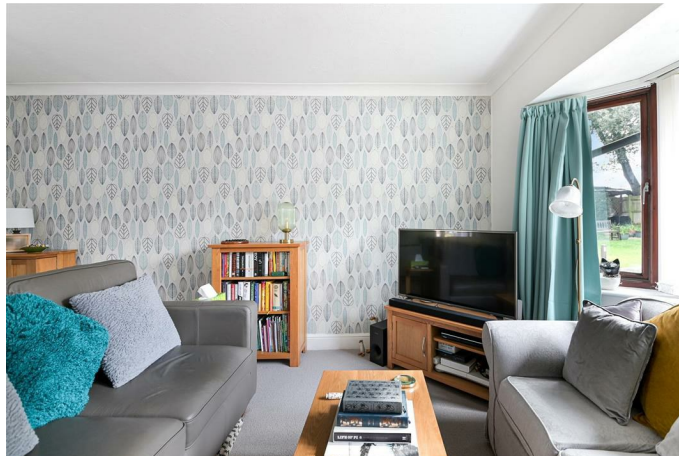
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide 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) - 962
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2,857.80 (Inc. Reserve Fund)
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.

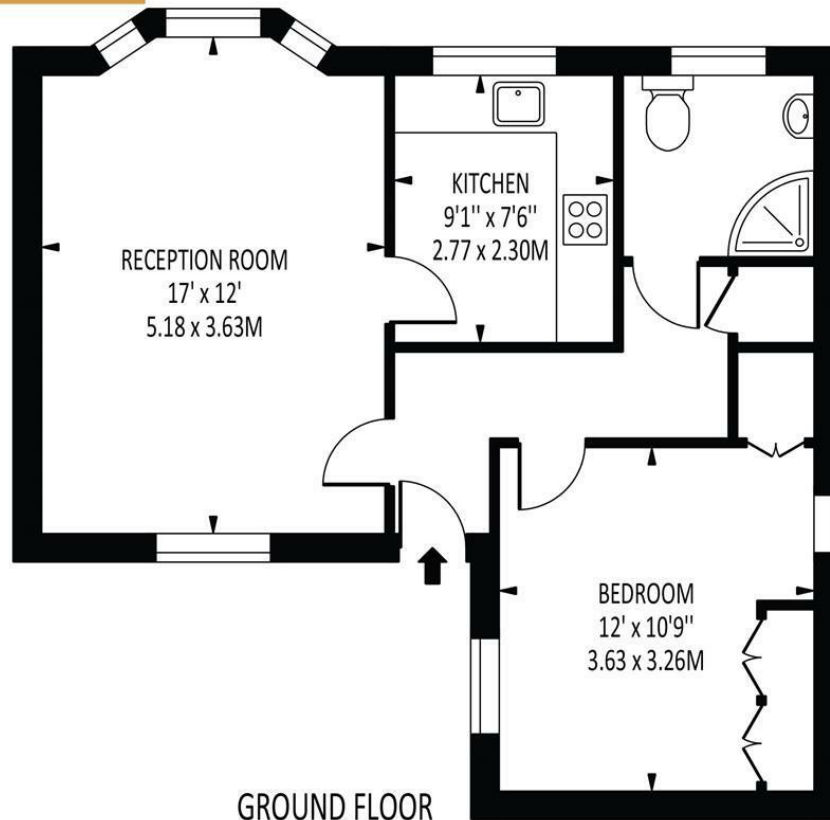




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Hookfield Mews
Total Area: 522 SQ FT • 48.51 SQ M



GROUND 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

