



Holmdene Court, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- Spacious First Floor Maisonette
- Extended 170 + year lease
- Two Double Bedrooms
- Large Lounge
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- No Ongoing Chain
- Garage En Bloc & Residents Parking
- Close to Ewell Village & Epsom High Street

*** NO SERVICE CHARGE OR GROUND RENT ***

Spacious two double bedroom first floor maisonette with garage and extended lease with over 170 years remaining, set in a popular development between Epsom Town Centre and the pretty Ewell Village.

Offering well over 720 Sq. ft of accommodation the property is offered to the market with no onward chain having previously been let. The flat has been recently decorated and is ready to move into with modern kitchen and bathroom, double glazing and gas central heating.

The Personal Agent are delighted to present to the market this excellent first floor maisonette.



Accessed via it's own front door a staircase leads up to the landing. Arranged off of this are two well proportioned double bedrooms, a spacious bathroom with white suite a large lounge and a modern fitted kitchen adjoining it.

The property benefits from use of the communal grounds to the rear, residents parking and a garage en bloc.

No onward chain. Leasehold (170+ years remaining).

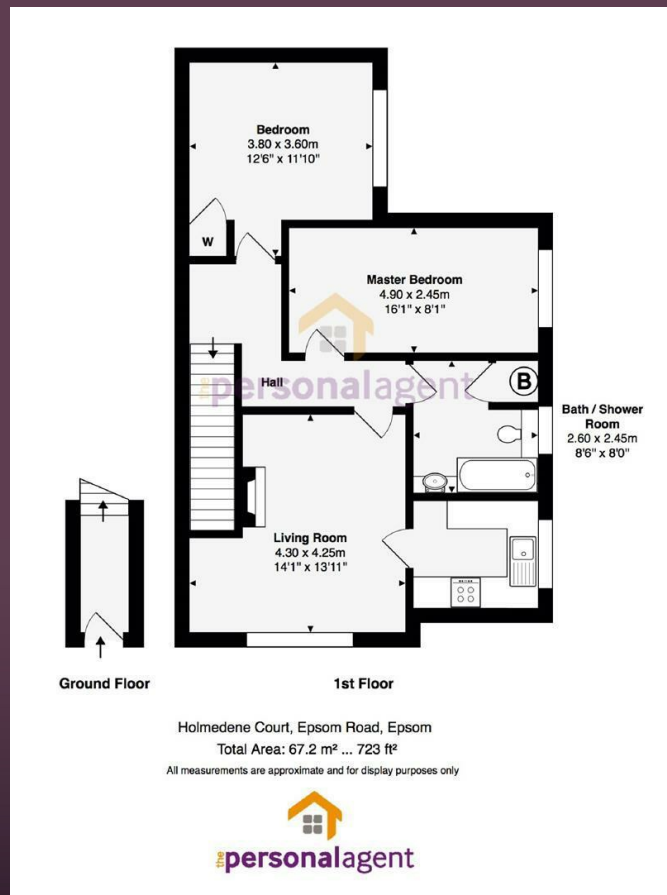
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agent

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.

