



Prospect House, Epsom

The **PERSONAL** Agent

Guide Price £475,000

Share of Freehold

- Stunning top floor apartment
- Recently refurbished throughout
- Two spacious double bedrooms
- Refitted ensuite & bathroom
- Refitted kitchen/breakfast room
- 19ft x 18ft living room
- Private South/Easterly terrace
- Share of freehold
- Two allocated parking spaces
- Solid oak doors throughout

A genuinely rare opportunity to acquire this recently refurbished and absolutely stunning top floor apartment that benefits from a private South/Easterly facing terrace with impressive elevated views of the surrounding parkland.

Set within this imposing and attractive Edwardian building that is located at the end of a sought after cul de sac on the highly desirable Clarendon Park, this generously proportioned property benefits from spacious accommodation of over 1100 sq ft.

Just a stones throw from the bus stop, surrounded by mature private parkland and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, finding a better positioned apartment with high ceilings, sash windows and this amount of space would be a difficult task indeed.

Due to the high level of interest that we expect in this property we are recommending immediate inspection. Sole agent.



This bright and spacious apartment really is a gem and benefits from the rare addition of a private terrace with panoramic views over fields and woodland. Accommodation comprises 19ft x 18ft living room and recently refitted kitchen/breakfast room, both with direct access to the terrace, impressive master bedroom with refitted ensuite shower room, 19ft second bedroom, refitted bathroom, use of large loft space and two allocated parking spaces.

Further noteworthy points to mention include high ceilings, sash windows, share of freehold which results in lower maintenance costs and an abundance of built-in storage with double fitted wardrobes in both bedrooms.

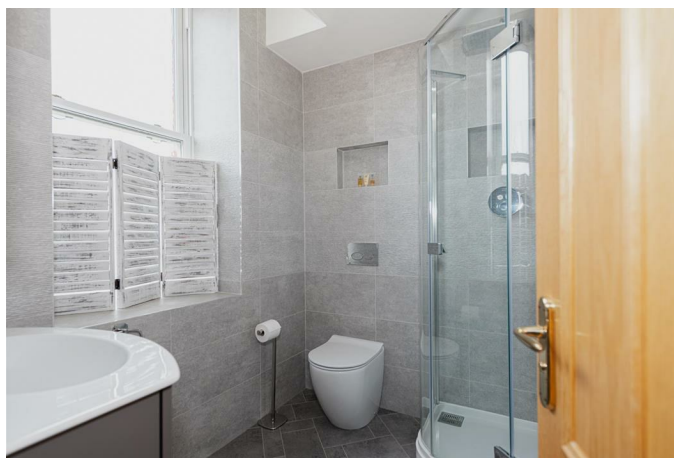
Clarendon Park is a quiet and well regarded private residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema &

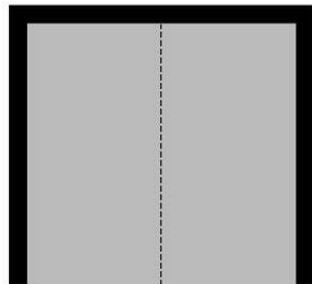
theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Share of Freehold
Length of lease (years remaining) - 999
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1800.00
Council tax band - E

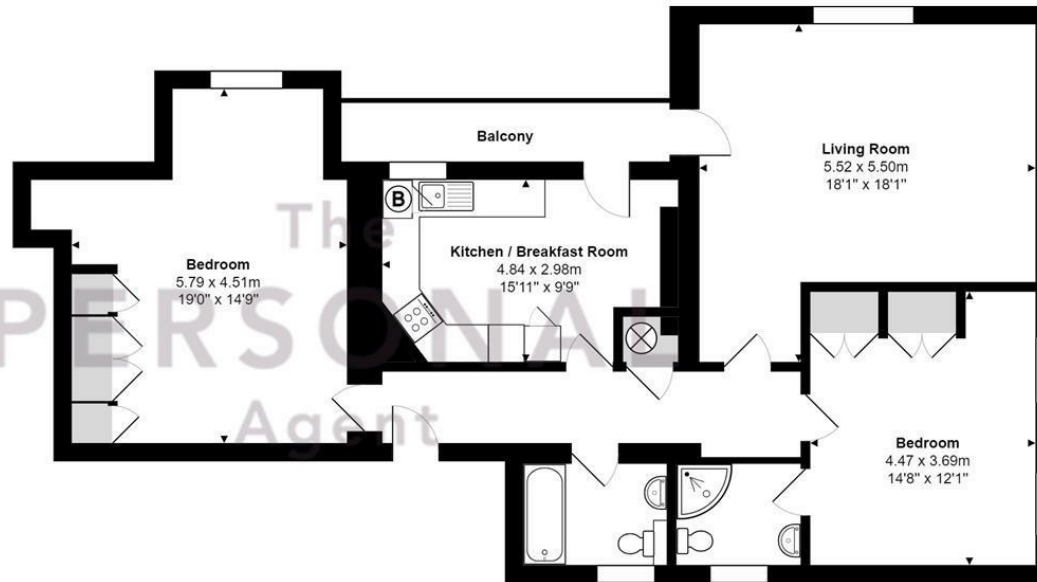
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Two Allocated
Parking Spaces



Second Floor Flat

Prospect House, Grove Close, Epsom

Total Area: 102.9 m² ... 1108 ft² (excluding balcony, two allocated parking spaces)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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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