



Upper High Street, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £335,000 Leasehold

- Two bedrooms
- First floor apartment
- Edwardian character home
- Spacious lounge/diner
- Modern fitted kitchen
- Modern bathroom suite
- Split level landing
- Rear garden area
- Driveway & parking space
- Close to High Street



Enjoying a truly convenient position and set within an Edwardian house, this stunning first floor split level conversion apartment is located within walking distance of Epsom town centre and railway station as well as being just a stone's throw away from the local amenities.

The property benefits from a wealth of character and charm including high ceilings, original cornice, and high skirting boards.

The impressive living room is a particular feature, which offers huge amounts of natural light and really provides the perfect space to entertain and socialise.

Conversion apartments in this central position with a garden space and parking are becoming increasingly difficult to find, especially as well presented as this one. We are therefore advising an immediate inspection to avoid disappointment. Sole agent.

Perfect as an investment or first time buy, or perhaps a bolthole for those wanting to downsize but not downgrade, this excellently positioned two bedroom conversion apartment benefits from spacious accommodation, a good amount of storage within the loft space and an abundance of natural light.

The apartment is set on the first floor and is accessed by a communal entrance. The property benefits from an impressive reception room with high ceilings, a fitted kitchen with integrated appliances, two bedrooms and a modern white bathroom suite.

The property has also recently undergone, major renovation which includes new windows, new guttering, a new kitchen, new carpets and redecoration throughout.

Further noteworthy points to mention include a large cupboard within the entrance hall, a rear decking area / garden, and driveway with parking space. Immediate viewing is absolutely

essential to fully appreciate this particularly well balanced apartment.

Epsom town centre offers a vast array of amenities which include the Ashley Shopping Centre, the Epsom Playhouse theatre, Odeon cinema and the Rainbow Leisure Centre. Epsom railway station also gives direct links to London and is also within a 10 minute walk of the property.

Tenure - Leasehold  
Length of lease (years remaining) - 154  
Annual ground rent amount (£) - 150.00  
Annual service charge amount (£) - N/A  
Council tax band - B

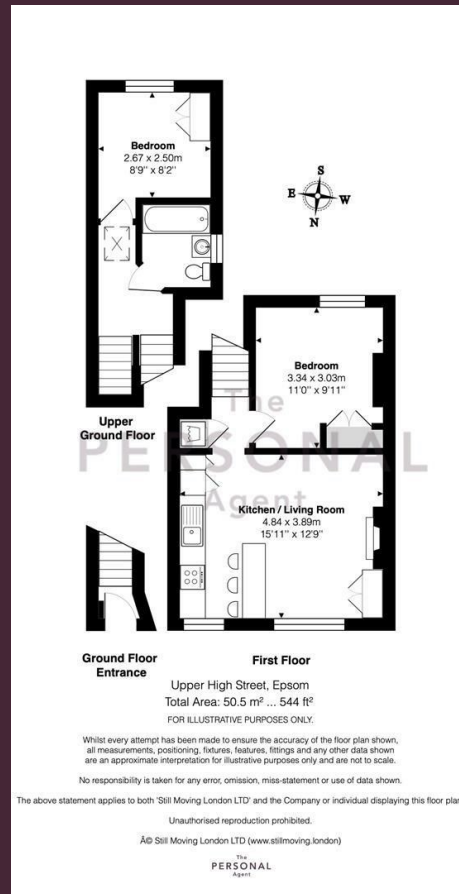
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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











| 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>                            | <b>67</b>               | <b>67</b> |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.



