



Station Approach, Epsom

The **PERSONAL** Agent



# Offers Over £250,000

## Leasehold

- Modern top floor apartment
- Moments from Epsom Station
- Town centre location
- Wrap around balcony/terrace
- Lift service & secure entry system
- Open plan reception/kitchen area
- Generous double bedroom
- Modern fitted bathroom suite
- Views of Epsom & the London Skyline
- Private basement storage unit

Enjoying a truly wonderful position on the top floor, this immaculately presented contemporary apartment was built in 2008 and is set within this rarely available landmark development, that is conveniently positioned within the very heart of Epsom town centre.

Perfect for those looking for convenient commuting, the property offers genuine convenience that is seamlessly blended with everything you would associate with a luxury apartment. This home benefits from a truly private position with a secluded wrap around balcony terrace, but if you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner. Other stand out features include secure entry system and lift access to all floors including the basement where there is an extremely generous and very handy private storage unit too.

Offering stylish design touches throughout with a generous amount of natural light, this really is a must see property! Such is the rarity of one of these one bedroom apartments becoming available, we recommend immediate viewing to fully appreciate the position, space and practicality it provides.



Ideally situated for rail links and the High Street, Marquis Court is a modern development of executive apartments. Located on the top floor and enjoying one of the best positions, this home commands elevated views of the London skyline in the distance and a private wrap around balcony/terrace.

Accommodation comprises of an entrance hall, generous double bedroom with direct access to the balcony, a modern bathroom and an impressive open plan kitchen/dining/living space also with access out to the balcony and far reaching views over Epsom.

Further noteworthy points to mention include secure entry system and lift access to all floors including the basement where there is an extremely generous and very handy private storage unit.

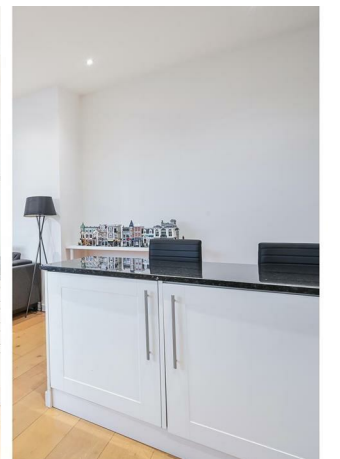
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym

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 - Leasehold  
Length of lease (years remaining) - 107  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 1630.76  
Council tax band - C

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.



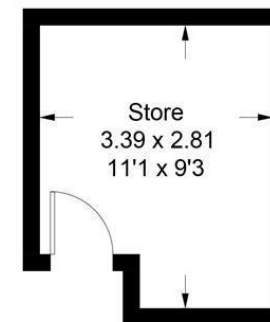
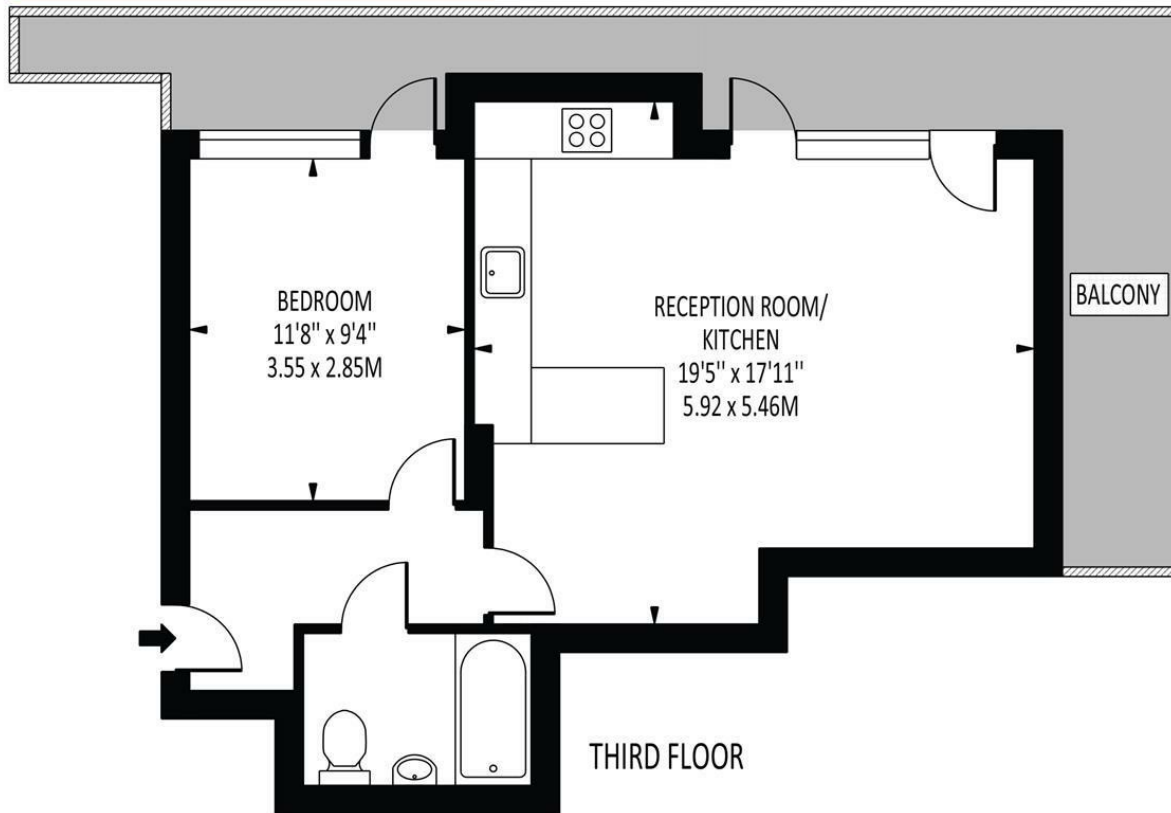




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**Marquis Court**  
Total Area: 511 SQ FT • 47.47 SQ M



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>	78	78
(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.





MARQUIS  
COURT

→ LOOK LEFT