



Richmond Crescent, Epsom

The PERSONAL Agent

# Offers In Excess Of £350,000 Freehold

- No onward chain
- Stunning Ground Floor Apartment
- Two Double Bedrooms
- En Suite to Master
- Family Bathroom
- Dual Aspect Living/Dining/Kitchen Area
- Integrated Appliances
- Direct access to outside space
- Allocated Parking
- Noble Park

Coming to market with no onward chain and set within the highly regarded Noble Park development, this beautifully presented two double bedroom apartment should be viewed at your earliest convenience.

Offering bright and spacious accommodation the property comprises an entrance hall, dual aspect 18ft x 17ft kitchen/dining/living area with direct access to outdoor space, two well proportioned bedrooms, contemporary bathroom and en suite to the master bedroom.

The property is ready to move straight into and comes with the added bonus of allocated parking.

The property is set within this attractive block near the entrance of the highly regarded Noble Park and is well presented in a small block of just seven self contained apartments. Built to a very high standard with communal carpeted entrance, mobile phone entry system and bike store.



The well balanced nature and immense amount of natural light this home enjoys would make it perfect as a pied-à-terre, but also just as comfortable as a low maintenance first time buy and would even be a brilliant addition to an investment portfolio. The necessity to view this property at the earliest convenience is paramount and our team in Epsom are waiting for your enquiry.

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.

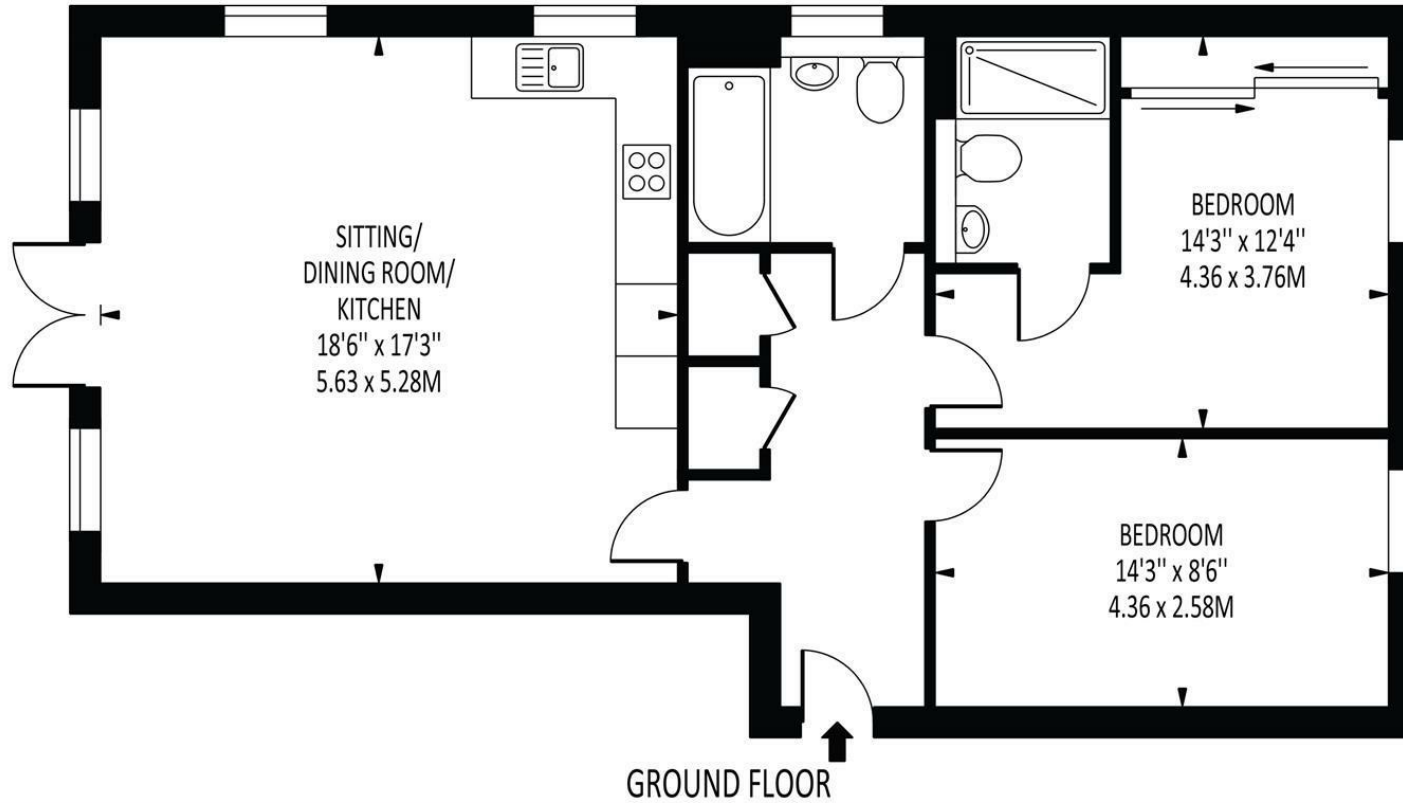
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Annual ground rent amount £428  
Annual Service charge £3,560  
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.







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

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.

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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.

