



Parkhurst, Epsom

The **PERSONAL** Agent

Offers Over £350,000

Leasehold

- First floor maisonette
- Private 52ft x 42ft rear garden
- Driveway & parking for two cars
- Walk to town & station
- Excellent school catchment
- Close to park
- Two double bedrooms
- Spacious living/dining room
- Generous modern kitchen
- Well presented throughout

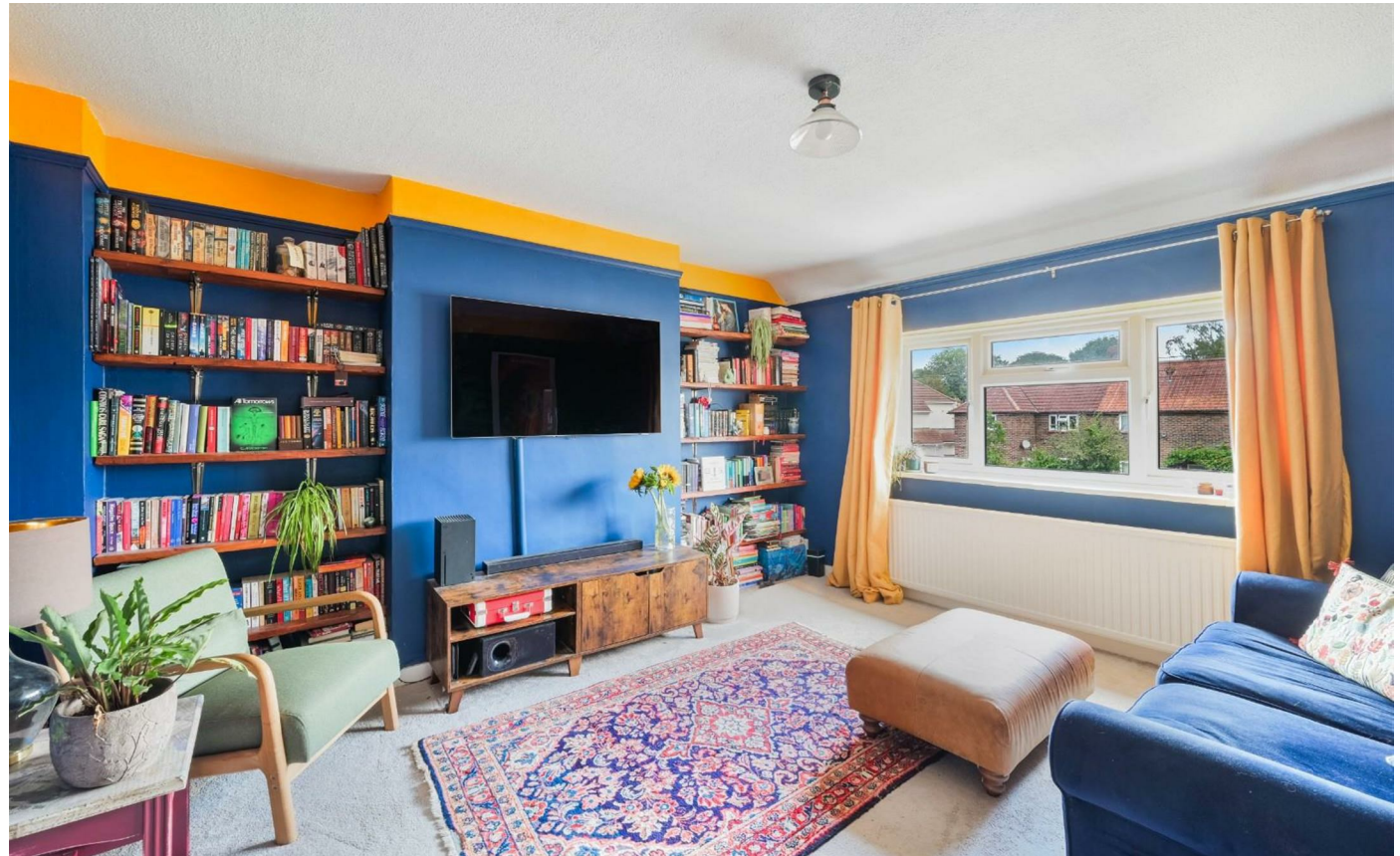
The Personal Agent are pleased to present this spacious and bright first floor maisonette that benefits from a private 52ft x 42ft garden and a driveway with parking for two cars to the front.

Such is the rarity of a property like this becoming available we are recommending immediate inspection to fully appreciate the position, garden and parking that sets it apart from the competition.

The property is presented in very good order throughout and would provide the successful purchaser with a turn key option to be able to just move straight in and unpack without the need of any updating from day one.

Whether you are wanting to downsize but not downgrade, or you are a first time buyer or an investor, this property offers something for everyone, with its truly versatile accommodation and fantastic position close to Long Grove Park and a short distance away from Horton Country Park.

The well balanced accommodation comprises of a private front door and entrance hall, spacious living/dining room, generous kitchen with space for a table and chairs, two genuine double bedrooms and a modern bathroom suite.



Further noteworthy points to mention include full double glazing, gas central heating and a large loft space which provides excellent storage.

The property is situated within close proximity to Southfield Park primary school, Long Grove Park, Epsom town centre and mainline station (approximately a 15 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom

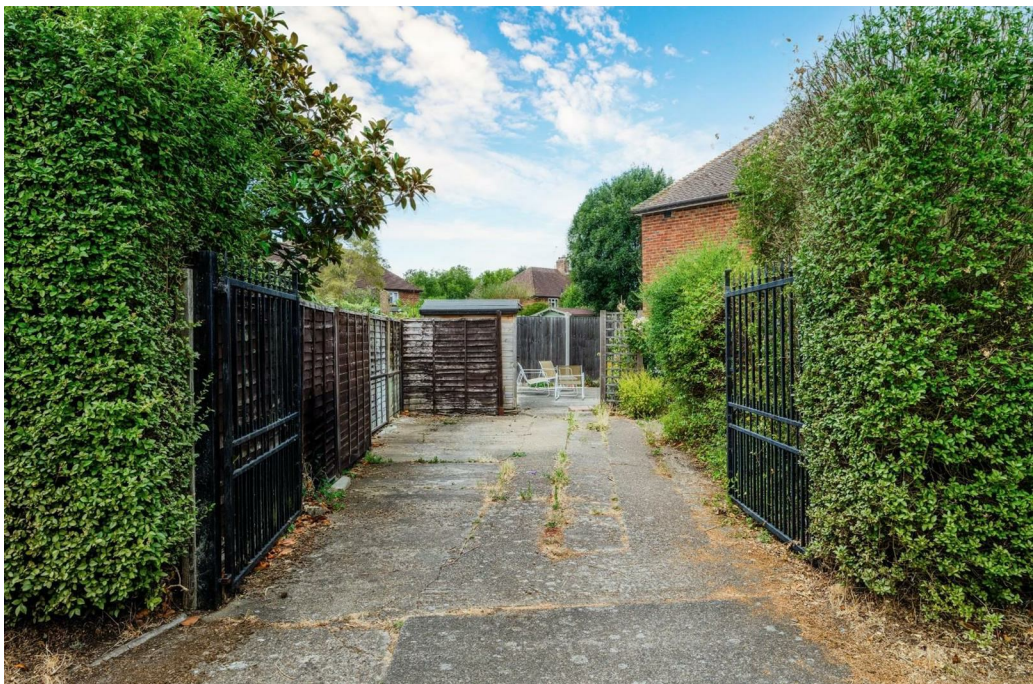
College, and there are other notable schools nearby like Freemans and Downsland. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Leasehold
Length of lease (years remaining) - 87
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - 1,125.28
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.



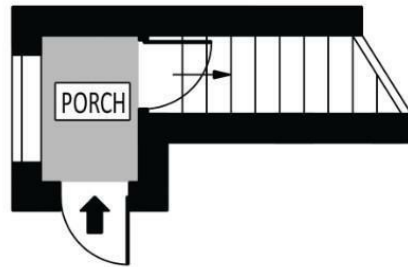


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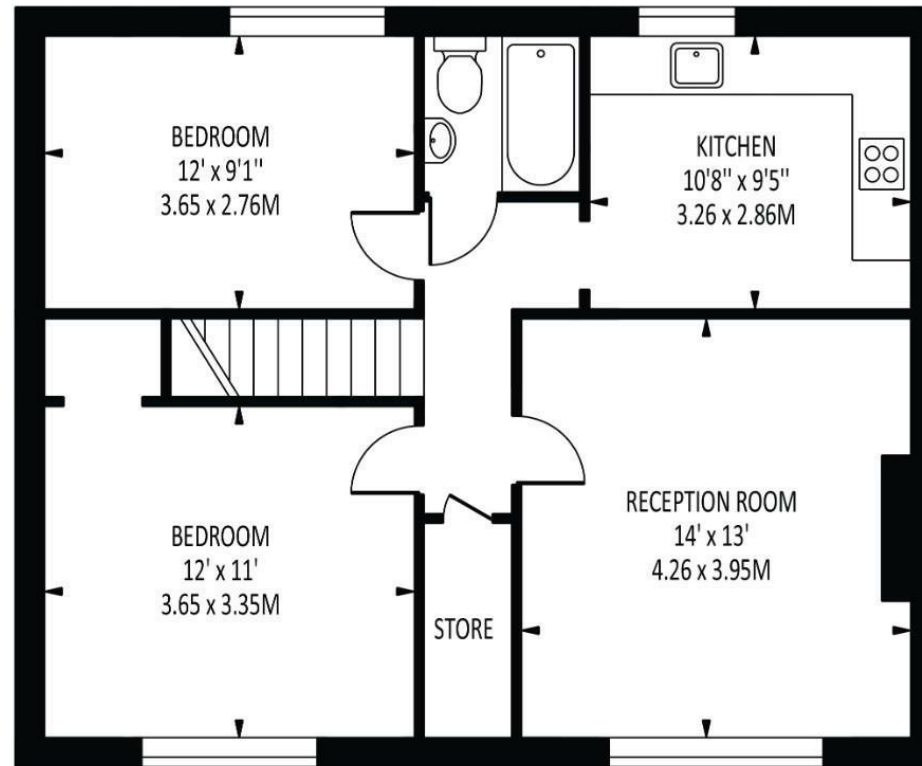


Parkhurst

Total Area: 728 SQ FT • 67.62 SQ M



GROUND FLOOR
ENTRANCE



FIRST FLOOR

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) A		
(81-91) B		
(69-80) C	74	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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LETTINGS & MANAGEMENT

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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.

