



Christ Church Mount, Epsom

The **PERSONAL** Agent

Guide Price £540,000

Leasehold - Share of Freehold

- Sought after Chase Estate
- Private, triple aspect apartment
- 1242 Sq. Ft top floor apartment
- Three bedrooms
- Two extremely large living rooms
- Modern fitted kitchen
- Two previously refurbished bathrooms
- Beautiful communal gardens
- Garage & allocated parking
- Walk to town & station

Offered to the market in fantastic condition having undergone a full refurbishment programme by the current owners and enjoying a staggering 1242 Sq. ft of living space, this fine top floor apartment is located within a highly desirable development on the sought after Chase Estate of Epsom. Benefitting from bright and flexible accommodation with stunning elevated views over the communal grounds and roof tops of Epsom stretching as far as the Queens Stand at Epsom Downs racecourse.

This fine apartment warrants immediate inspection to fully appreciate its position and presentation in a tranquil and green setting.

Epsom railway station and high street are within walking distance as are the open spaces of the Stamford Green conservation area and Horton Country park. The nearby convenience store is just a short walk away at the end of Manor Green Road making it hard to imagine a better located apartment that satisfies both access to town and peaceful surroundings.



Accommodation comprises a communal entrance hallway with the front door opening into a private entrance hall with access to loft space. There is a large spacious and bright living room that flows into another separate dual aspect large living room with a great elevated outlook over mature communal gardens.

There is a fully fitted kitchen, three well proportioned bedrooms and spacious family bathroom and shower room that also has a utility space for added practicality . The apartment is triple aspect and extremely bright with a long wide corridor with an abundance of natural light.

Further noteworthy points to include are full double glazing, gas central heating, refurbished floors, shutters in some rooms, garage in block, allocated parking space, further residents parking and full use of the communal gardens.

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) - 99

Annual ground rent amount (£) - Included in service charge

Annual service charge amount (£) - £3,000.00

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.

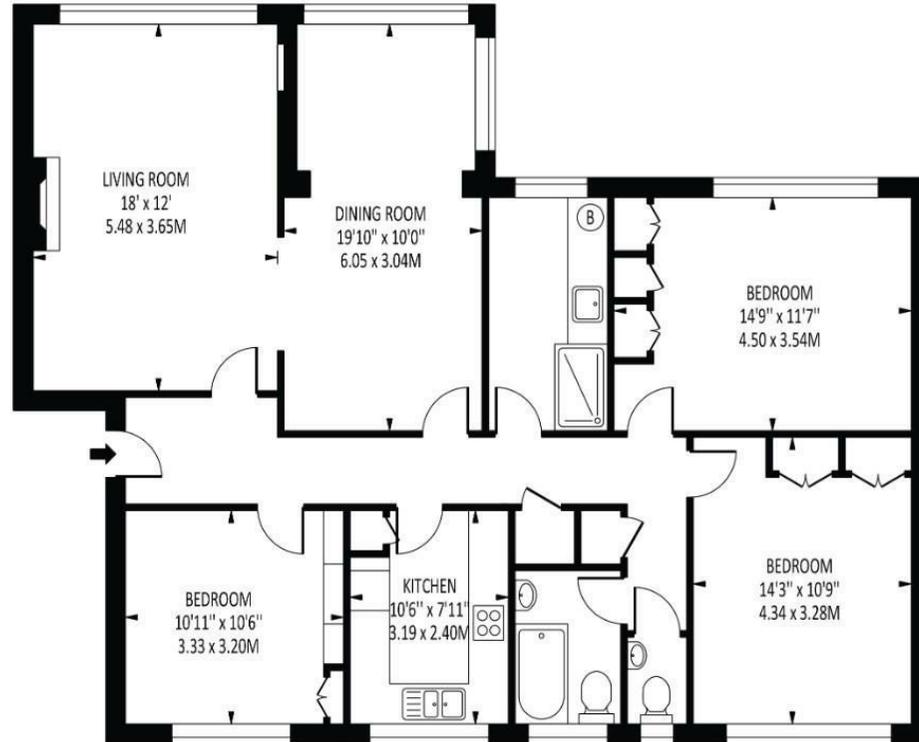
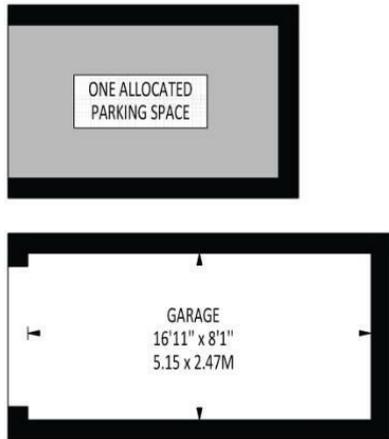




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Christchurch Place
 Total Area: 1379 SQ FT • 128.13 SQ M
 (Including Garage)
 Garage Area : 137 SQ FT • 12.72 SQ M



SECOND 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	76	79
(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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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.

