



Richmond Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Leasehold

- 1038 Sq. Ft duplex apartment
- Surrounded by parkland
- Impressive reception room
- Contemporary fitted kitchen with island
- Two double bedrooms
- High quality ensuite & bathroom
- Extended storage
- Allocated parking bay
- Bike storage



Surrounded by mature parkland and located within the sought after Noble Park, this stunning two double bedroom duplex apartment warrants immediate inspection to appreciate its position and stunning presentation.

The feeling of space and light is immediate, the living areas seamlessly flow and offer a brilliant entertaining space which lends itself to social occasions. There is a good amount of extended storage within the apartment, the master bedroom benefits from floor to ceiling wardrobes as does the generous guest bedroom and the beautifully finished en suite and main bathroom with high quality fittings that really add that finishing touch to the property. With triple glazed windows, this makes the apartment even more energy efficient.

Perfectly situated just moments from Horton Country Park and close proximity of David Lloyd health club, whilst Epsom town centre with its leisure and retail facilities as well as mainline station providing direct access to London is only a short distance away. Being close to Epsom Downs with its open spaces, bridle paths and excellent walking opportunities this property really offers something for everyone.

The property is set within this attractive building near the entrance of the highly regarded Noble Park and is well presented in a small block of just

eight self contained apartments. Built to a very high standard with a 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.

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. For those so inclined, there is even a privately managed large plot allotment nearby.

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 Downsend. 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 with a bus stop a stone's throw away. Epsom station has frequent direct services into London to Victoria, Waterloo, London Bridge 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) - 111 years

Annual ground rent amount (£) - 428.29

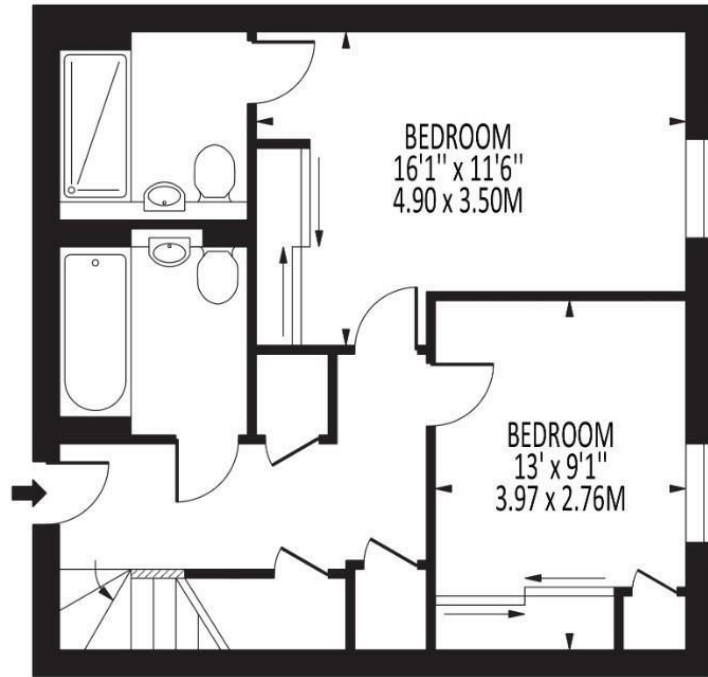
Annual service charge amount (£) - 4015.58

Council tax band - D

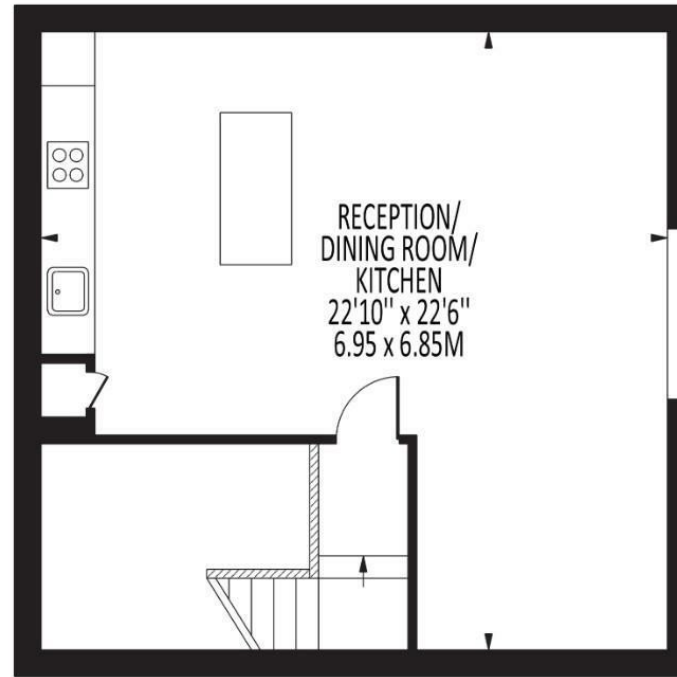
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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







SECOND FLOOR



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

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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