Ashley Avenue, Epsom

The PERSONAL Agent

Guide Price £160,000

Leasehold

- Modern Retirement Development
- Two Bedrooms
- First Floor Apartment
- Dual aspect Living Room/Kitchen
- Bathroom and ensuite
- No onward chain
- Development Manager
- 24hr Emergency Call Systems
- Private garage
- Available Exclusively For The Over 60s

Situated within a modern development close to Epsom town centre, this generous two bedroom apartment is surrounded by local amenities and offered to the market with no onward chain and a private garage.

This well positioned first floor apartment enjoys a great aspect. Measuring approximately 621 Sq. Ft with plenty of natural light flowing through the rooms, the property has a great feel.

Benefitting from a resident manager and a 24 hr emergency call system, this over 60's development is also walking distance of all local shops and Epsom railway station.

This first floor apartment is accessed via a communal lift or stairs to the apartment's own front door. Internally the accommodation comprises an entrance hall, spacious lounge which directly opens to the fitted kitchen, a double bedroom with ensuite, a further good sized bedroom with built in wardrobe and a bathroom. We understand Single residents must be over the age of 60 years, or if a couple, one must be over the age of 60 and the other over 55.

Situated in a fantastic location close to all local amenities the apartments are presented over four floors served by a lift. Each room has a 24 hour emergency call system monitored by either the Development Manager or Careline. Residents share a ground floor lounge and laundry. There is a guest suite to rent, regular social activities are arranged by residents, broadband and communal Sky dish available for Subscription and GP's and Dentist services are also located nearby.

Epsom Town centre offers a wide variety of shops, cafés, restaurants and pubs. The Ashley Centre shopping mall includes Waitrose and M&S. Epsom Playhouse has entertainment including films and concerts. There is a good bus and train service. Local Leisure and Sports facilities are also available nearby.

Epsom is a popular commuter town, south west of London and close to Epsom Downs, home of The Derby. The RAC Country Club is a 10 minute drive away. The M25 (J.9) and A3 are both close by giving access to London, Kingston, Heathrow and Gatwick airports.

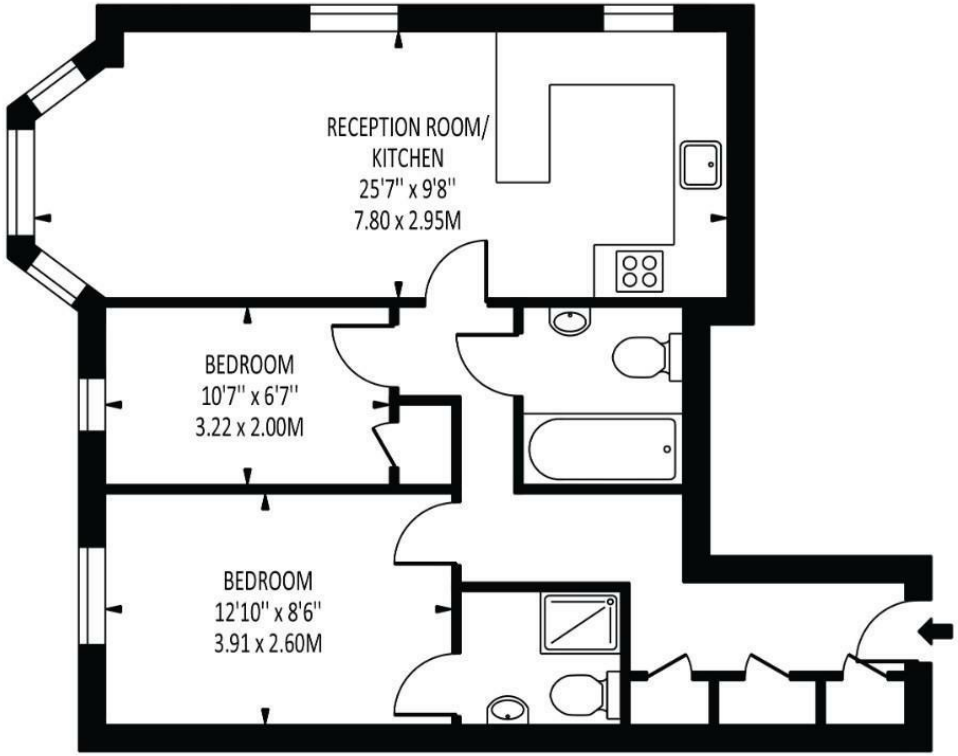
Tenure - Leasehold
Length of lease (years remaining) - 87
Annual ground rent amount (£) - 50.00 (approx.)
Annual service charge amount (£) -3,236.64
Council tax band - C

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.

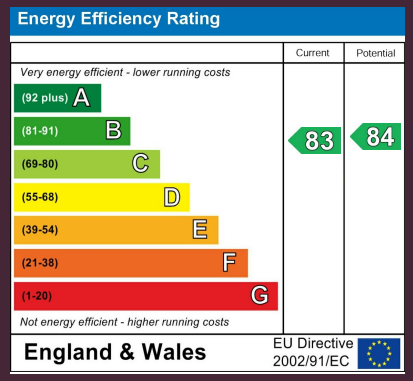
The PERSONAL Agent

Ashurst

Total Area: 621 SQ FT • 57.52 SQ M



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 inpspection, 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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.