



Church Street, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- Central Epsom position
- Two double bedrooms
- Character conversion maisonette
- Impressive reception room
- Modern integrated open plan kitchen
- White bathroom suite
- Well maintained communal gardens
- Moments from station & High Street
- Use of loft storage space
- Viewing essential

This conveniently positioned first floor maisonette is located within a converted Grade II listed Georgian house that is one of Epsom's most characterful and original buildings.

When originally converted in 2004 careful attention was made to retain the character features throughout the building and this fine home benefits from large original sash windows that flood the property with natural light.

Perfect for those wanting to downsize but not downgrade, or a professional couple looking for the most hassle free of commutes, the apartment offers genuine convenience that is seamlessly blended with everything you would associate with a quality conversion apartment.

The apartment benefits from a communal garden, but if you require more outside space why not take a stroll around the picturesque Rosebery Park or Alexandra Park which are both just around the corner.

The property benefits from contemporary and stylish design



touches throughout with a genuine amount of natural light, making it a must see! Such is the rarity of one of these character apartments becoming available in this most sought after of developments, we are recommending immediate viewing to fully appreciate the position, accommodation and convenience that this fine property provides.

Accommodation briefly comprises, modern integrated kitchen, truly impressive open plan reception room, two genuine well proportioned double bedrooms, white bathroom suite, use of loft storage space and surrounded by well maintained communal gardens.

The owner has recently upgraded the storage heaters to modern Dimplex panel heaters that operate on a timer system and there is a separate option to purchase a parking space within Hope Lodge car park if desired.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 105
Annual ground rent amount (£) - 200.00
Annual service charge amount (£) - 2999.87
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.



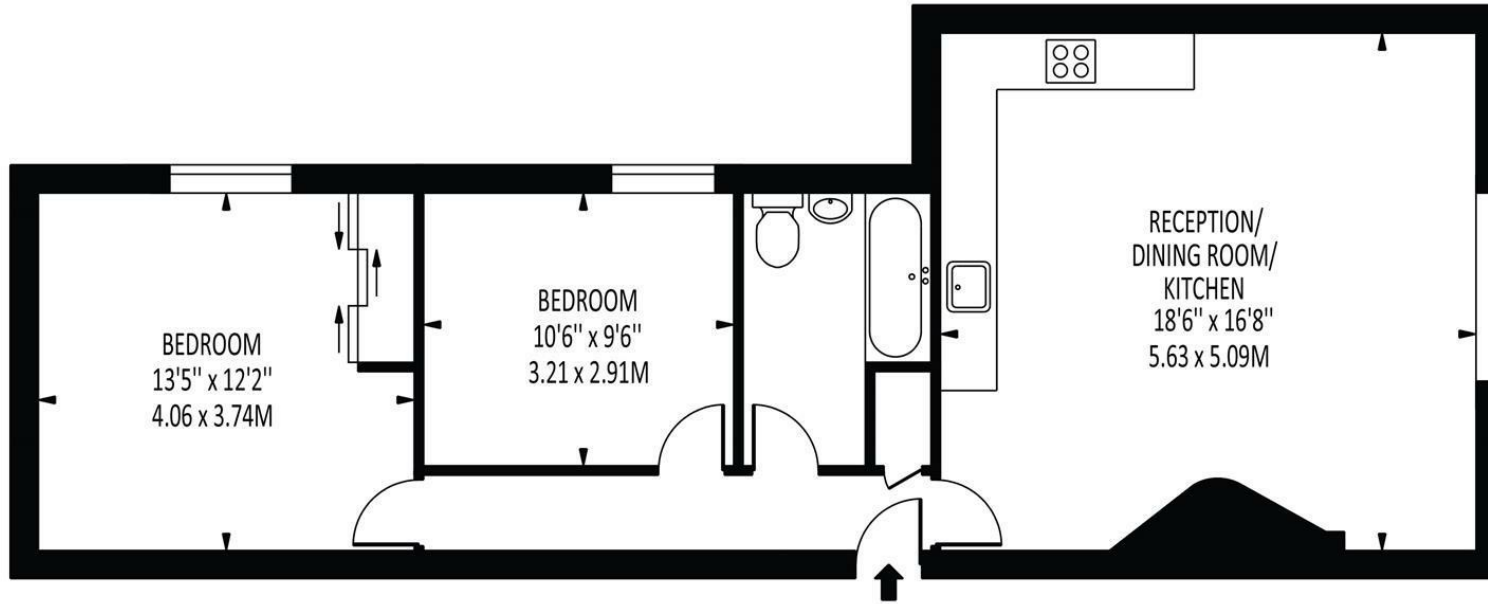


The **PERSONAL** Agent



Hope Lodge

Total Area: 706 SQ. FT • 65.55 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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	77
England & Wales		
	EU Directive 2002/91/EC	

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 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.

