



Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £275,000

Leasehold

- No onward chain
- 631 sq ft of accommodation
- Generous double bedroom
- Private balcony overlooking grounds
- Spacious 23ft living / dining room
- Garage In block & residents parking
- Easy walk to town & station
- Next to Alexandra Park
- Long lease
- Great for First Time Buyers

Offered to the market with no onward chain and in good order throughout, The Personal Agent are pleased to present this fantastic opportunity to acquire a generous one double bedroom apartment enjoying arguably one of the best positions within this sought after development.

Set on the ground floor and at the rear of this popular, purpose built block, this superb apartment offers genuinely well proportioned rooms with pleasant views over communal ground and easy access to Alexandra Park.

Externally there is a well positioned garage, located at the rear of the development, residents parking along with well maintained communal gardens.

The bright and spacious interior comprises a large 23ft x 15ft lounge/ dining room with a door to a private patio balcony, a well laid out kitchen, a large double bedroom and fully tiled bathroom with shower over bath. The property has gas central



heating and PVC double glazing.

Parkside Court backs on to the ever popular Alexandra Park and is just a short walk to the shops, transport links and amenities of Epsom town centre. Epsom High Street has a variety of shops, cafes, a monthly farmers market, a cinema and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. A further feature to note is the 140+ year lease for this apartment.

So whether you are a first time buyer looking for the perfect first home, a discerning downsizer looking for the ultimate lock up and leave apartment or an investor looking for a turn-key buy to let, this fine home delivers on every level and because of that early viewing essential to avoid disappointment.

Epsom also offers many gyms, clubs and sports facilities including The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre. Cyclists and walkers can also benefit from local routes and trails. Also close by is Epsom Downs, the home of The

Derby .

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. The mainline train station is a short walk allowing regular access to London. The M25 (Junction 9) is also a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold

Length of lease (years remaining) - 143

Annual ground rent amount (£) - 105.00

Annual service charge amount (£) - 2560.00

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.

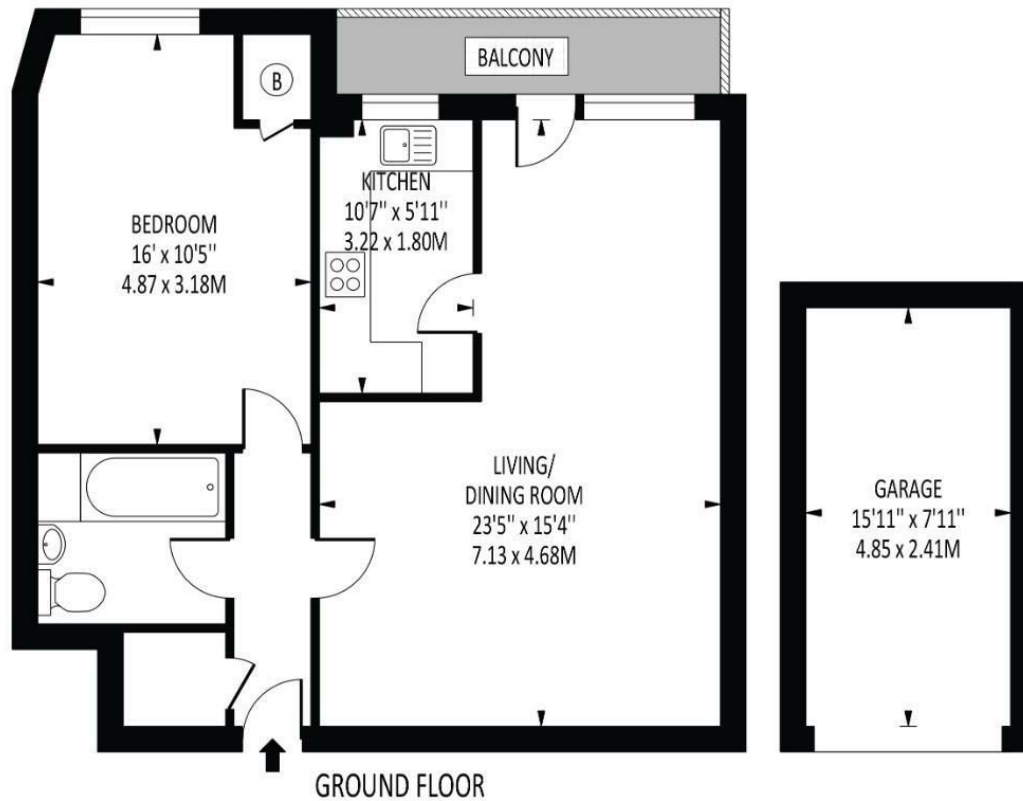




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Parkside Court,
Alexandra Road
Total Area: 757 SQ FT • 70.32 SQ M
(Including Garage)
Garage Area : 126 SQ FT • 11.69 SQ M



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		
	63	74
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.

