



Bridge Road, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold - Share of Freehold

- Sought after Wallace Fields area
- Well positioned ground floor apartment
- Two double bedrooms
- Offering 806 sq ft of space
- Garage & residents parking
- Walk to Town, Station & moments from Park
- Well maintained gardens & grounds
- Spacious 20ft living/dining room
- Modern fitted kitchen & modern bathroom
- Viewing highly recommended



Offered in good condition and set within the highly desirable Wallace Fields area of Epsom, this spacious and bright 806 sq ft ground floor apartment enjoys a fantastic position within this regarded small development of just three other apartments. Further benefits to note include a garage and residents parking.

Such is the rarity of one of these generously proportioned apartments becoming available, especially within such close proximity of the town centre, station, Alexandra Park and the Ofsted outstanding Wallace Fields Infant and Junior schools, we are recommending immediate viewing to fully appreciate the position and accommodation.

The property has been updated to a good standard throughout and would make a perfect first time buy or be equally suited to someone looking to downsize or as a buy to let investment.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is a wonderful modern kitchen, spacious living/dining room, to well proportioned double bedrooms and modern bathroom. The property benefits further from a security entry system and communal hallway that provides easy access direct to your front door, it really covers all bases.

The apartment is surrounded by communal gardens with level lawned areas, well stocked beds and borders which are all very well maintained.

The flexibility of space, wonderful amount of light throughout and the way the property flows is unrivalled in our view and provides the perfect layout for social day to day living and entertaining alike, with the added benefit of a healthy remaining lease.

The property is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Bridge Road is a highly requested road and the nearby 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 - Share of Freehold
Length of lease (years remaining) - 162
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2000.00
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.

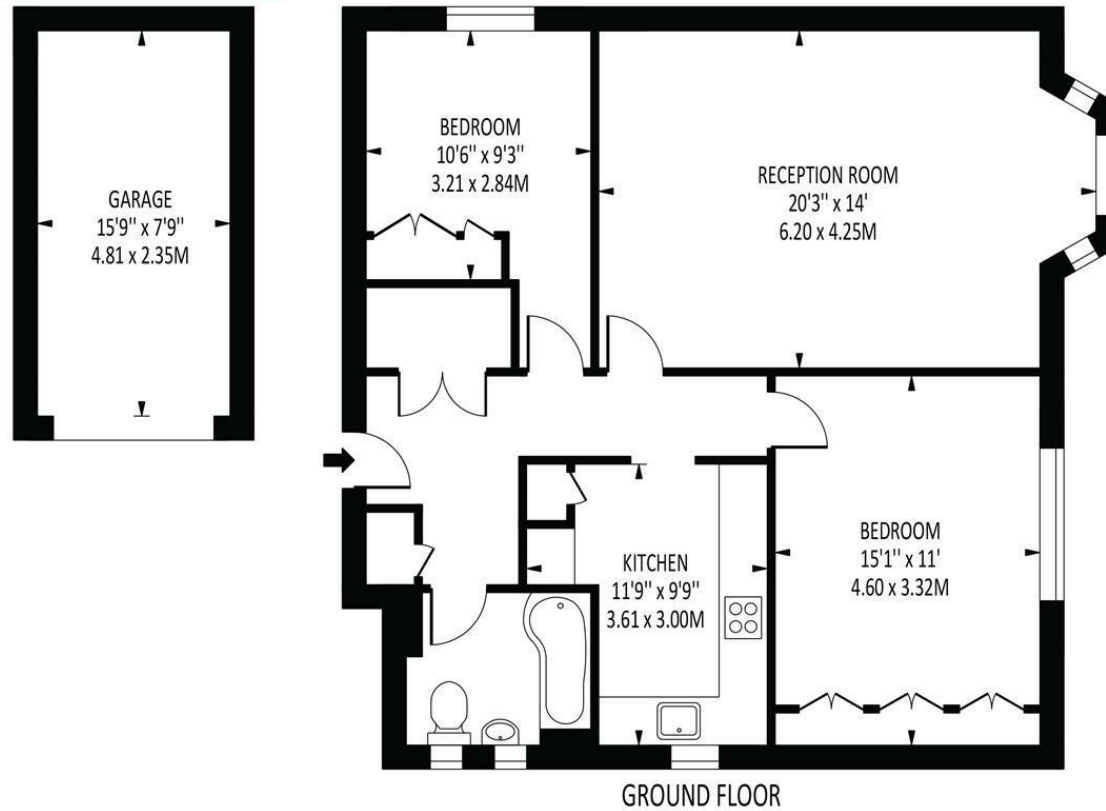




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Total Area: 928 SQ FT • 86.21 SQ M
(Including Garage)
Garage Area : 122 SQ FT • 11.30 SQ M



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		
England & Wales		EU Directive 2002/91/EC
	73	76

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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