



Woodcote Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £400,000 Leasehold

- No onward chain
- Stunning 987 St Ft split level maisonette
- Character period conversion
- Gated allocated parking
- Master bedroom with en suite & dressing room
- Second double bedroom with en suite
- 21ft reception area & kitchen
- Sash windows & character features
- Private patio garden/outdoor terrace
- Short walk to town centre

The Personal Agent are proud to present this stunning 975 Sq Ft split level maisonette that warrants immediate inspection to appreciate its position, unique offerings and immaculate presentation. Located on the periphery of the highly desirable Woodcote Estate and just a short distance from hundreds of acres of ancient woodland, this impressive period conversion is within easy access of both Epsom town centre and the mainline railway station.

This really is a very special and unique home and would suit a diverse selection of purchasers. The character features that seamlessly blend with contemporary and stylish touches truly offer the best of both worlds with many genuine 'wow' factors throughout, so whether you are a first time buyer, professional couple or a discerning downsizer, this home delivers on every level. Perfectly situated just moments from the RAC golf & country club, and close proximity of Epsom Common, 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.



The apartment has a Nest camera and heating system as well as a full alarm and benefits further from a private front and a side door. The property comprises a spacious 21ft open plan living area with sash windows, open plan fitted kitchen with integrated appliances, impressive 20ft master bedroom with en suite, dressing room and underfloor heating on the entire lower floor not to forget direct access to the private patio garden and a second double bedroom with Jack & Jill en suite.

Further noteworthy points to mention include a fully enclosed entrance porch, further side door with access to boot room area and a gated allocated parking space. Immediate viewing is essential to appreciate this unique home.

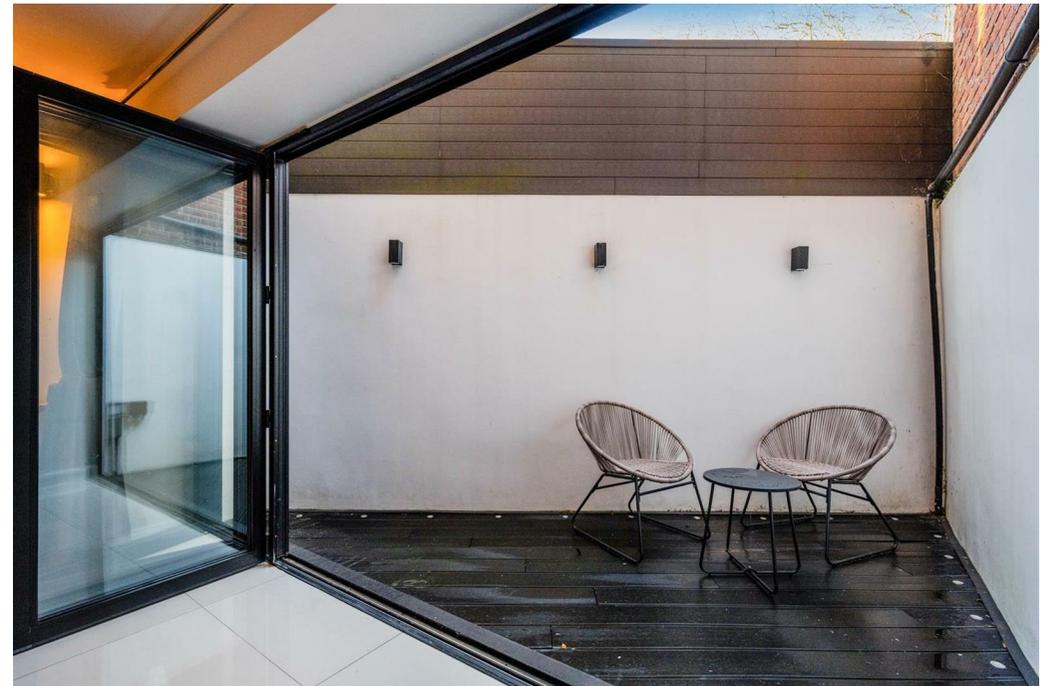
Nearby Epsom High Street has a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide 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 - Leasehold  
Length of lease (years remaining) - 112  
Annual ground rent amount (£) - £200.00  
Annual service charge amount (£) - £470.00  
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.





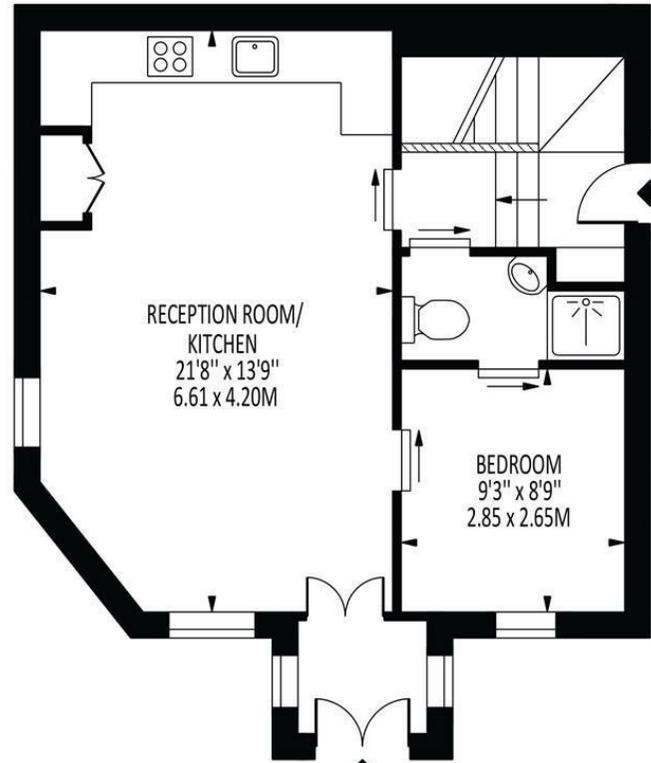
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### Ladas House

Total Area: 975 SQ FT • 90.58 SQ M



**BASEMENT**



**GROUND FLOOR**

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>78</b> | <b>78</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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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**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.

