



Whitmores Close, Epsom

The **PERSONAL** Agent

Guide Price £435,000

Leasehold

- Brand new home
- 10 year guarantee
- Spacious first floor apartment
- High quality fitments throughout
- Two double bedrooms
- Impressive 20ft x 15ft reception room
- Stunning luxury bathroom
- Walk to town, station & shops
- Secluded communal gardens
- 125 year lease



EXCLUSIVE NEW HOMES ***ONLY TWO UNITS REMAINING***

The Personal Agent are proud to present this stunning newly constructed first floor apartment. Enjoying a huge amount of natural light with stylish and contemporary design touches throughout. The impressive reception room incorporates an open plan kitchen with bi-folding doors which provides the real 'wow' factor and helps create the ultimate first impression.

The property also benefits from two double bedrooms, a luxury bathroom, use of the secluded communal gardens, a 10 year new build guarantee and the option to purchase a parking space via separate negotiation for £10,000.

Whitmores Court is a small bespoke development of just six apartments that benefit from being within close proximity of

Epsom Common with its hundreds of acres of woodland. Plot three is available for immediate occupation and is equidistant of the busy market town of Epsom and the slower paced Ashted Village. This small exclusive development really does offer something for everyone!

Offering generously proportioned accommodation suitable for both owner occupiers and investors alike, this fine new build development brings together exceptional quality materials and top of the range brands, to provide stylish design for modern living.

Steeped in history, Epsom has all that is needed for modern living. A leisurely stroll into the town offers a wide range of popular high street shops, a lovely mix of independent boutiques and a fabulous choice of gastro-pubs, cafés and restaurants to suit all culinary palates. Enjoy the delights of the

monthly farmers market and twice weekly traditional markets selling local cheeses, meat, fish, artisan bread and organic wines plus much more.

Attractions include an eight screen Odeon cinema, a theatre for live entertainment, numerous private gyms, and a large public swimming and sports complex.

Surrounding Epsom town centre are miles of tracks and trails to explore on foot or by bike, taking you through the enchanting woodlands of Epsom and Ashted Common, Horton Country Park or across the famous Epsom Downs.

Enjoy cycling in the Surrey Hills, perhaps stop for a coffee while you admire the incredible views across Surrey from Box Hill. London is only 35 minutes by train from Epsom so if its commuting for work or a night out on the town, it's made very easy with numerous trains each hour to Waterloo, Victoria and London Bridge.





First Floor Flat

Whitmores Court, Whitmores Close, Epsom

Total Area: 63.7 m² ... 685 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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The
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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 | |

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