



Acer House, East Street, Epsom

The **PERSONAL** Agent



# Guide Price £425,000

## Leasehold

- Contemporary & stylish
- Stunning penthouse
- High specification finish
- Private balconies & terrace
- Biggest apartment in the block
- Impressive 28ft x 20ft reception space
- Contemporary kitchen & breakfast bar
- Walk to town centre & station
- Covered allocated parking bay
- 7 year new build warranty remaining



Enjoying a favourable position within the development, The Personal Agent are proud to present this stunning penthouse apartment, offers 1084 Sq. Ft. of impressive accommodation.

Set within a great position in this popular modern development built by award winning developer Mantle Homes, this well proportioned top floor apartment enjoys a 28ft x 20ft open plan lounge/kitchen/diner with sets of patio doors to two private balconies.

This modern apartment offers an impressive entrance hallway, two double bedrooms, stunning open plan living space with defined kitchen/dining and living areas, main bathroom, ensuite shower room, covered allocated parking bay and use of the communal bike store.

Perfect as an investment or first time buy, or perhaps a

bolt-hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from an abundance of light.

The apartment has a video security entry phone system and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with access to the private balconies, open plan fitted kitchen with integrated appliances, impressive master with ensuite and further balcony, second double bedroom and the modern white bathroom suite.

Further noteworthy points to mention include a large cupboard within the entrance hall and an allocated parking bay which is one of only two that benefit from being covered and directly by the main entrance. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

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.

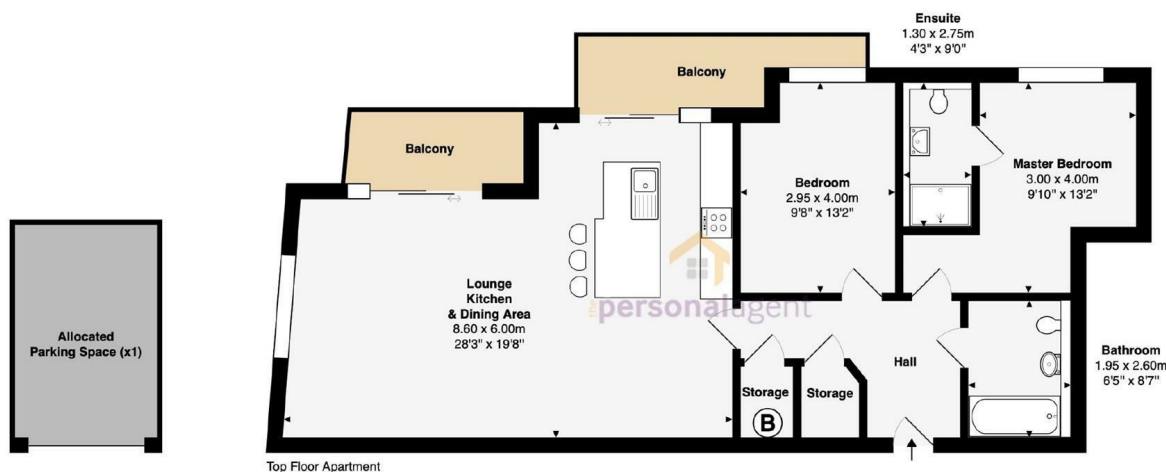
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Leasehold









Top Floor Apartment

Acer House, East Street, Epsom

Total Area: 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup> (Including balconies)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	

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