



Ceres Crescent, Epsom

The **PERSONAL** Agent

50% Shared Ownership £145,000 Leasehold

- No chain
- Spacious one bedroom top floor apartment
- Short walk of Zone 6 Station (0.2 of a mile)
- Close to Ewell Village High Street
- Set within a stunning development built in 2019
- Almost 550 sq ft of spacious accommodation
- Impressive open plan living room
- Contemporary kitchen and bathroom
- Underfloor heating throughout
- Allocated parking space

50% Shared Ownership- Built in 2019 and occupying an enviable position within this highly sought after development, this immaculately presented top floor apartment has no onward chain and warrants immediate inspection to fully appreciate everything it has to offer.

The property benefits from a generous 11ft x 11ft bedroom with built in wardrobe, a large open plan living space that incorporates living and dining areas including a contemporary kitchen and contemporary bathroom.

Further important noteworthy points to mention include underfloor heating and allocated parking. The property also benefits from the remainder of the NHBC guarantee.

Having been created to encompass a modern design along with comfortable accommodation and a truly practical position, the level of finish is meticulous. The property is highlighted by stylish design touches and huge amounts of natural light throughout the



entire property with the added benefit of underfloor heating throughout. In our view this fine property provides the ultimate layout for a modern and practical apartment.

Perfect as an investment or first time buy, or perhaps a bolt hole for those wanting to downsize but not downgrade, this excellently positioned property benefits from almost 550 sq ft of spacious accommodation.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away.

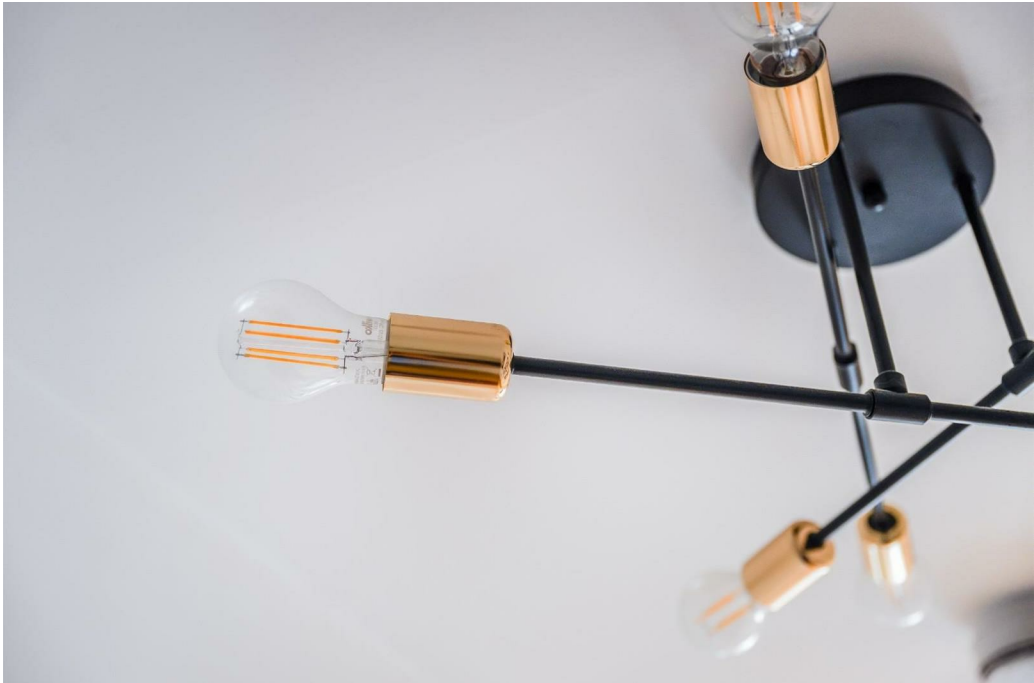
The historic Nonsuch Park, Priest Hill nature reserve and Epsom Downs with its world famous racecourse are all close by. Nearby, the highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops,

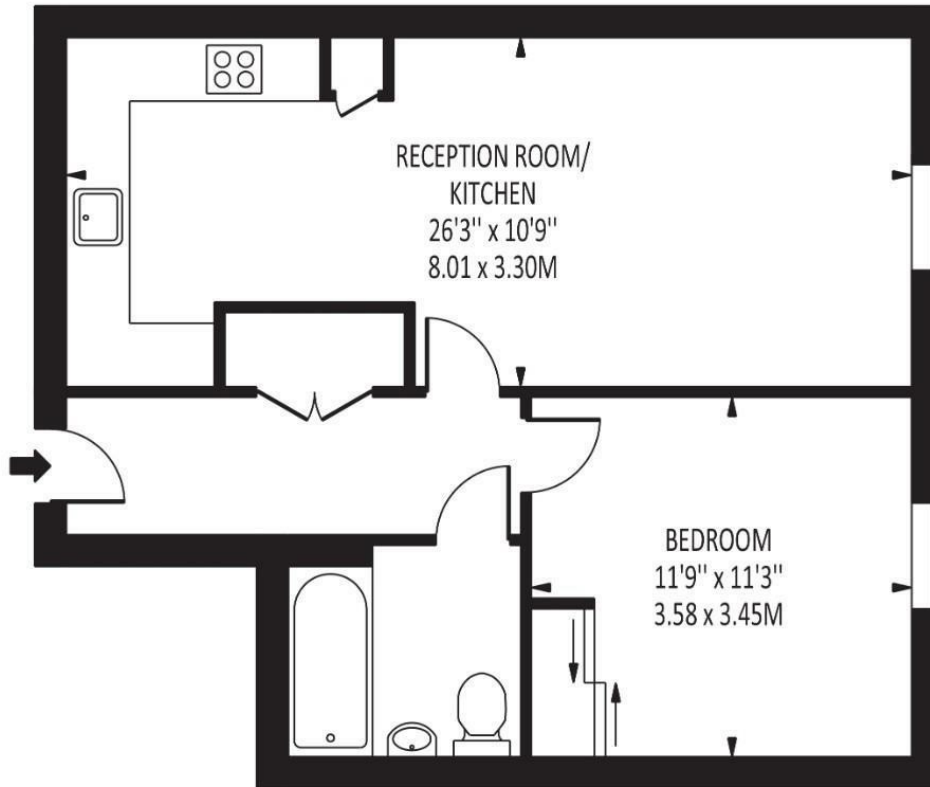
restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.

Tenure - Leasehold
Length of lease (years remaining) - 241 years
Annual ground rent amount (£) - £0.00
Annual service charge amount (£) - £142.83 PCM
Monthly Rent for remaining 50% Share - £513.64
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.







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	83	83
(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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

