

College Road, Epsom

The PERSONAL Agent

Guide Price £300,000

Leasehold

- No onward chain
- First floor flat
- Two genuine double bedrooms
- 15ft lounge/dining room
- Allocated parking
- Private garage
- Close to station and shops
- Catchment of great schools



Set within the highly desirable College Area of Epsom, this well-presented first-floor apartment offers convenient and well-connected living. Just 0.6 miles from Epsom railway station and even closer to the High Street, shops, cafés, restaurants and everyday amenities are all within easy reach.

The property offers two genuine double bedrooms and a generous 15ft living/dining room, providing excellent space to relax and entertain. The practical kitchen and white bathroom suite complement the accommodation, while double glazing throughout enhances comfort and creates a bright, welcoming home that is ready to move into.

One of the property's standout features is its generous parking provision. Alongside an allocated space and communal visitors' parking, the apartment benefits from its own garage within a separate block, accessed via an up-and-over door, with ample parking surrounding it.

For commuters, Epsom station is close by, offering regular services to Waterloo, Victoria and London Bridge in approximately 35 minutes. The nearby town centre also means shops, cafés, restaurants and amenities are easily accessible on foot.

Offered with no onward chain and a lease of approximately 100 years, this attractive first-floor apartment presents an appealing opportunity for first-time buyers, investors or those looking to downsize without compromising on space or location. Set within an attractive period-style block, it combines convenience, connectivity and the valuable benefit of private garaging.

The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike. Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to enjoy a high quality Surrey lifestyle.

Tenure- Leasehold
Length of lease (years remaining) - 100
Annual ground rent amount (£) - 100.00
Annual service charge amount (£) - 1,600.00
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.

















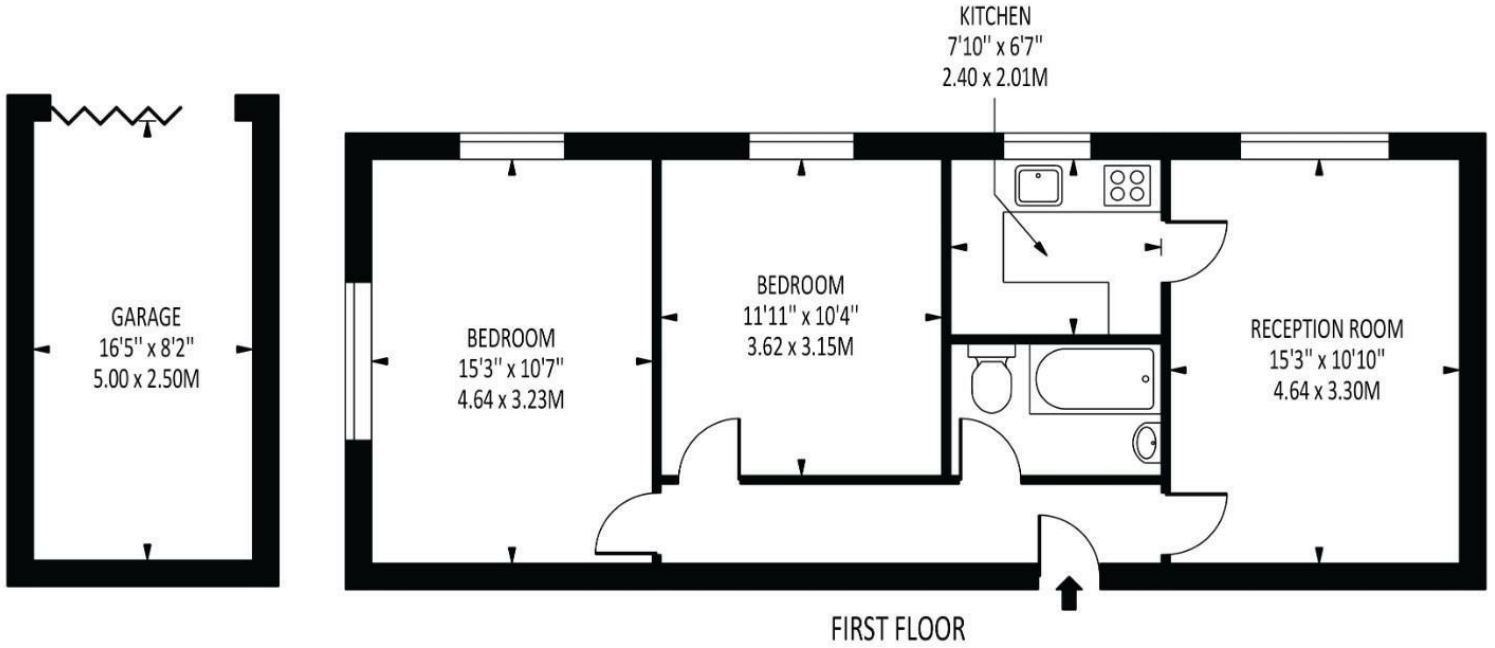


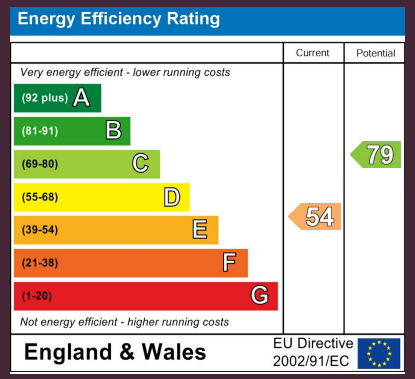


The PERSONAL Agent

College Road

Total Area: 749 SQ FT • 69.54 SQ M
(Including Garage)
Garage Area : 135 SQ FT • 12.50 SQ M





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 inpspection, 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.

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
01737 814 900

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

The PERSONAL Agent

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

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.

