



Christ Church Mount, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- No Chain
- Three bedrooms
- Two reception room
- Quiet Location
- Residents parking
- Pretty communal gardens
- Modern family bathroom
- Long lease

Offered to market with no chain and situated in a rarely available development within the heart of the highly desirable Chase Estate, this extremely spacious and well appointed first floor apartment enjoys incredibly bright accommodation.

This fine apartment warrants immediate inspection to fully appreciate its position and its well designed accommodation provides the perfect layout, with two defined reception areas that flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Epsom railway station and high street are within walking distance as are the open spaces of the Stamford Green conservation area, Horton Country park and Epsom Common. The nearby convenience store is just a short walk away at the end of Manor Green Road making it hard to imagine a better located apartment that satisfies both access to town and peaceful surroundings.

Accommodation comprises a communal entrance hallway with the front door opening into a private entrance hall. There is a spacious and bright living room that flows into a separate snug/dining room overlooking the immaculate communal gardens.



There is a modern kitchen, two well-proportioned double bedrooms, a comfortable single bedroom/study and a contemporary bathroom suite.

Further noteworthy points to mention include full double glazing, gas central heating, residents parking, external storage cupboard and full use of the extensive mature communal gardens.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsends. The creative arts also thrive locally with the University for the

Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Leasehold
Length of lease (years remaining) - 939
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £2,146.00
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.



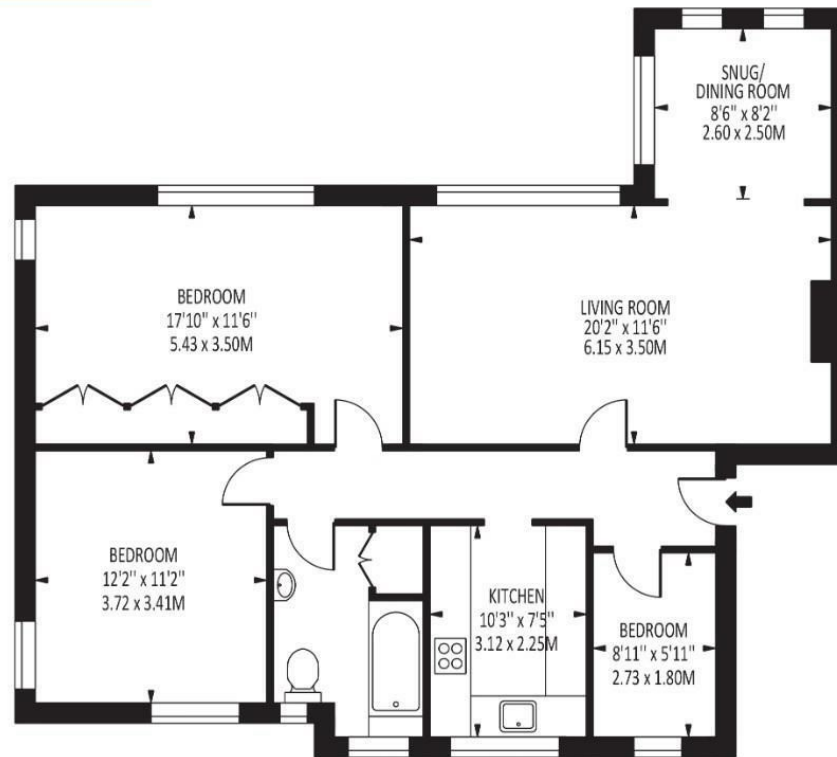


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Christchurch Gardens

Total Area: 953 SQ FT • 88.51 SQ M



SECOND FLOOR

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	74
England & Wales		
EU Directive 2002/91/EC		

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