



Avenue Road, Epsom

The **PERSONAL** Agent

Guide Price £540,000

Leasehold - Share of Freehold

- Three well proportioned bedrooms
- Over 1200 sq ft of flexible space
- Second floor apartment
- Highly regarded development
- Ensuite and family bathroom
- 18ft sitting room and second reception
- Modern fitted kitchen
- Share of Freehold
- Lift access
- Underground parking and EV charging points

Occupying a fantastic position within this highly regarded development, this impressive second floor apartment offers over 1,200 sq ft of beautifully balanced living space. Rarely do apartments of this size become available here, and with its generous proportions and thoughtful layout, this is a home that truly stands out. Early viewing is strongly recommended to fully appreciate both the setting and the lifestyle on offer.

The heart of the home is an elegant 18ft living room, perfectly suited to relaxed evenings or entertaining friends and family. A second reception room adds valuable flexibility, ideal as a dining room, home office, snug or hobby space, allowing you to tailor the accommodation to your needs. The modern kitchen is both stylish and practical, complete with a handy breakfast bar for casual dining and morning coffee moments.

There are two particularly spacious double bedrooms, including a principal suite with its own ensuite shower room, creating a peaceful retreat at the end of the day. A third bedroom provides further versatility, whether for guests, family, or additional workspace. The apartment has been exceptionally well cared for by our client over the years and remains in very good condition throughout, ready to move into and enjoy.

Designed with practical day-to-day living in mind, the property combines light filled interiors with excellent functionality. Ample storage is thoughtfully integrated throughout with plenty of cupboards, ensuring everything has its place. A lift service provides easy access directly to your front door, while secure underground parking offers peace of mind, complemented by ample unallocated parking above ground for visitors.

Set within a rarely available and much coveted central block of the development, the apartment



enjoys one of the finest positions, surrounded by beautifully maintained communal gardens. Level lawned areas, well-stocked beds and colourful borders create a tranquil backdrop and an inviting setting to enjoy throughout the seasons. It's an ideal environment for those looking to downsize without compromise, retaining generous living space while embracing a more manageable lifestyle.

Convenience is equally impressive, with the property located close to Epsom town centre and the mainline station. Regular rail services provide direct connections to London Waterloo, London Victoria and London Bridge in approximately 35 minutes, making this an exceptional choice for commuters and those seeking the perfect balance between town and city living.

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 Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines

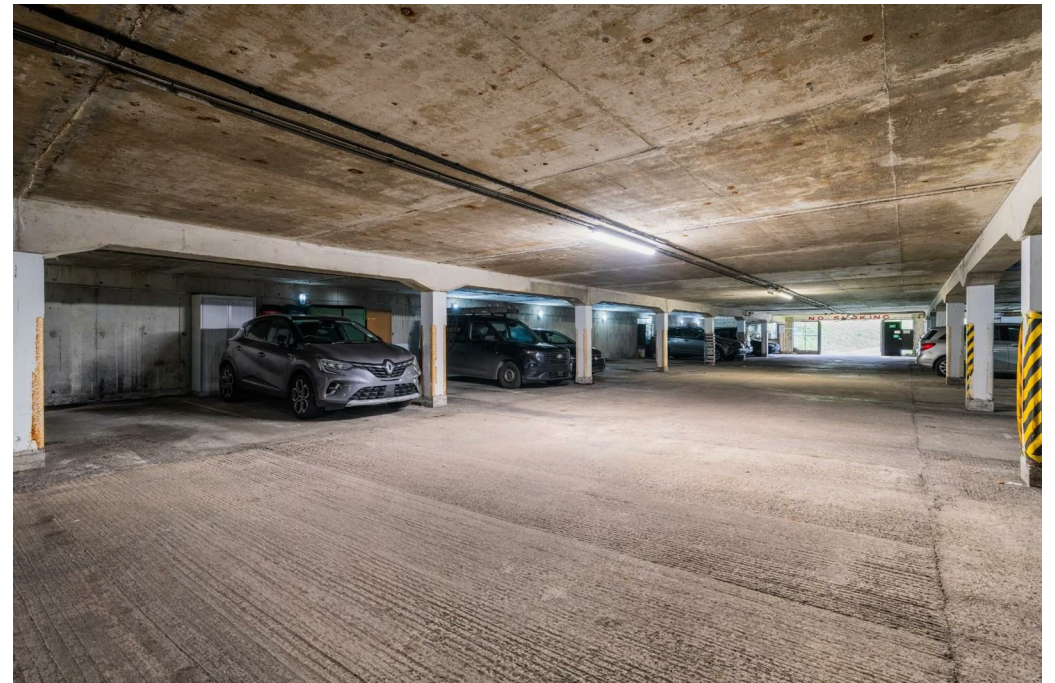
Theatre Arts in Epsom adding a youthful, artistic energy.

The property comes with a share of freehold with the estate being overseen by the residents' board of directors who ensure that there is a schedule of maintenance that stretches twenty years into the future.

Tenure - Leasehold- Share of Freehold
Length of lease (years remaining) - 947
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £3,600.00
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.

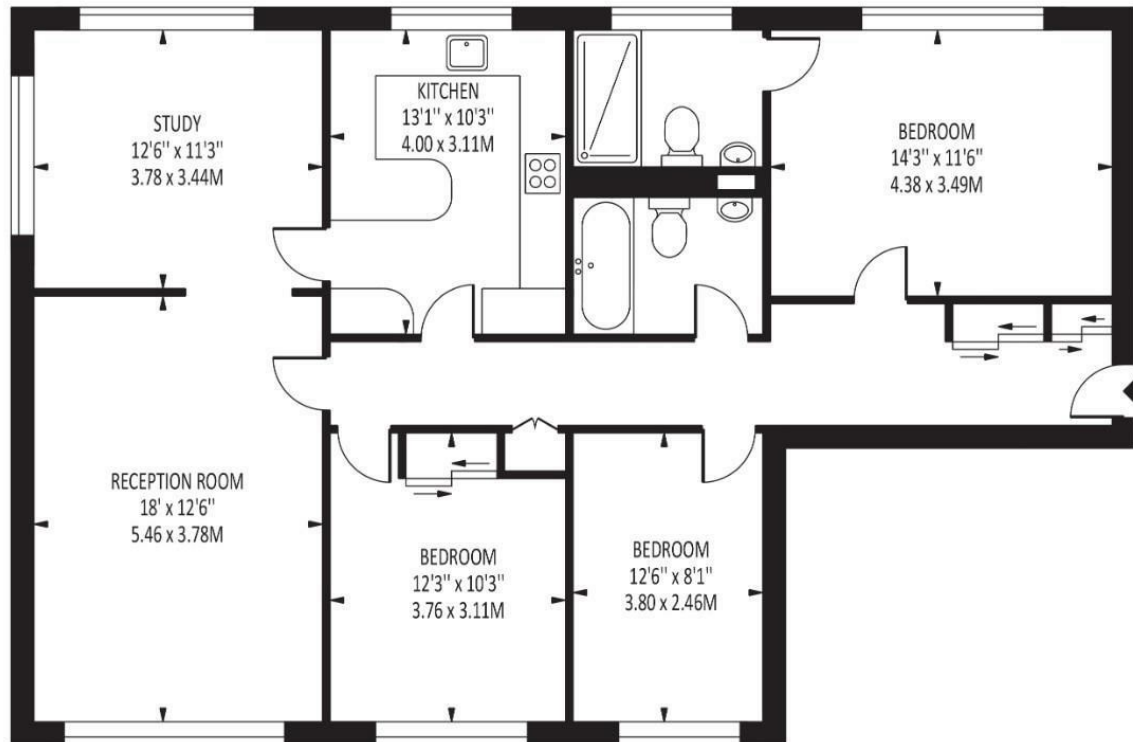




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Sandown Lodge

Total Area: 1203 SQ FT • 111.76 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 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		79
(55-68) D	65	
(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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