



Parkhurst, Epsom

The **PERSONAL** Agent

Guide Price £365,000

Leasehold

- First floor maisonette
- Private 52ft x 42ft rear garden
- Driveway & parking x 2 cars
- Walk to town & station
- Excellent school catchment
- Close to park
- Two double bedrooms
- Spacious living/dining room
- Generous modern kitchen
- Well presented throughout



The Personal Agent are pleased to present this spacious and bright first floor maisonette that benefits from a private 52ft x 42ft garden and a driveway with parking for two cars to the front.

Such is the rarity of a property like this becoming available we are recommending immediate inspection to fully appreciate the position, garden and parking that sets it apart from the competition.

The property is presented in very good order throughout having been recently renovated by the current owner. It provides the successful purchaser with a turn key option to be able to just move straight in and unpack without the need of any updating from day one.

Whether you are wanting to downsize but not downgrade, or you are a first time buyer or an investor, this property offers something for everyone, with its truly versatile accommodation and fantastic position close to Long Grove Park and a short distance away from Horton Country Park.

The well balanced accommodation comprises of a private front door and entrance hall, spacious living/dining room, generous refitted kitchen with

space for a table and chairs, two genuine double bedrooms and a modern bathroom suite.

Further noteworthy points to mention include full double glazing, gas central heating and a large loft space which provides excellent storage.

The property is situated within close proximity to Southfield Park primary school, Long Grove Park, Epsom town centre and mainline station (approximately a 15 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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

international airports.

Immediate viewing is strongly advised by vendors sole agent.

Tenure - Leasehold

Length of lease (years remaining) - 91

Annual ground rent amount (£) - 10.00

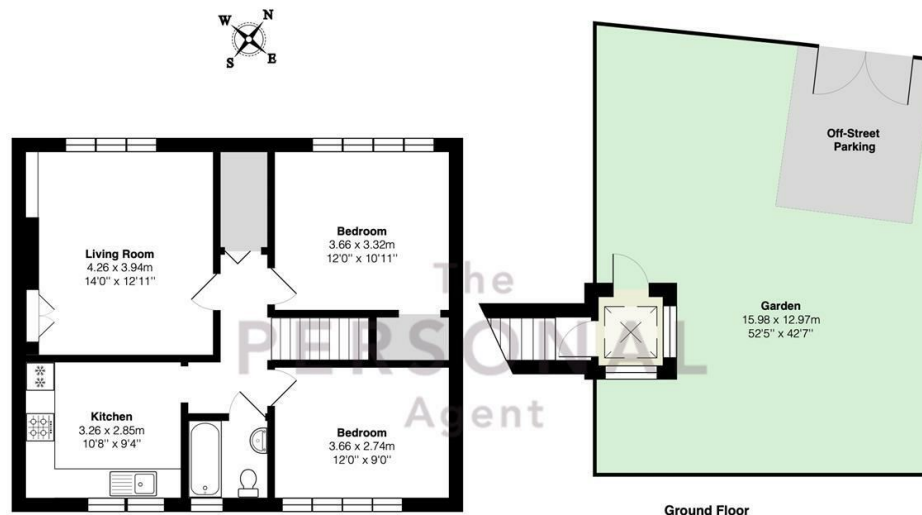
Annual service charge amount (£) - 471.72

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.







First Floor

Ground Floor

Parkhurst, Epsom

Total Area: 68.7 m² ... 739 ft² (excluding garden, off-street parking)
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	

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