



13-15 High Street, Epsom

The **PERSONAL** Agent

Guide Price £200,000

Leasehold

- Heart of Epsom town centre
- Short walk to mainline station
- Spacious modern studio
- Ideal first buy or investment
- No onward chain
- Long lease
- Shops and dining on your doorstep
- Excellent transport links

Located in the very heart of Epsom Town Centre, just a short walk from the railway station, The Personal Agent are delighted to offer this spacious and modern studio apartment. Its central position places everything the town has to offer right on the doorstep, making it an exceptionally convenient home or investment.

The apartment is presented in very good order throughout and offers an ideal opportunity for a first-time buyer or investor alike. With no onward chain, the property is ready for immediate occupation while still allowing scope for cosmetic improvement to suit personal taste.

Internally, the studio benefits from a well proportioned and versatile living area that can be arranged to maximise space and functionality. The layout includes a practical kitchenette and a separate bathroom, ensuring both comfort and privacy within a thoughtfully designed footprint.

A long lease further enhances the appeal of the property, providing reassurance and long-term security for prospective purchasers. The generous internal layout makes excellent use of the available space, creating a bright and adaptable living environment.

The town centre setting is a standout feature, with a wide selection of shops,



cafés, restaurants and leisure facilities all within moments of the front door. Epsom's mainline station and bus routes are close by, offering excellent transport connections for commuters and those who enjoy easy access to surrounding areas.

Overall, this studio apartment represents a rare opportunity to secure a well located property in one of Epsom's most central positions. Combining location, convenience and potential, it is perfectly suited to buyers seeking a town centre lifestyle, a sound investment, or a stylish pied à terre.

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.

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) - 998 years from and including 13 February 2015

Annual ground rent amount (£) - Peppercorn

Annual service charge amount (£) - £1,157.30

Council tax band - B

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.

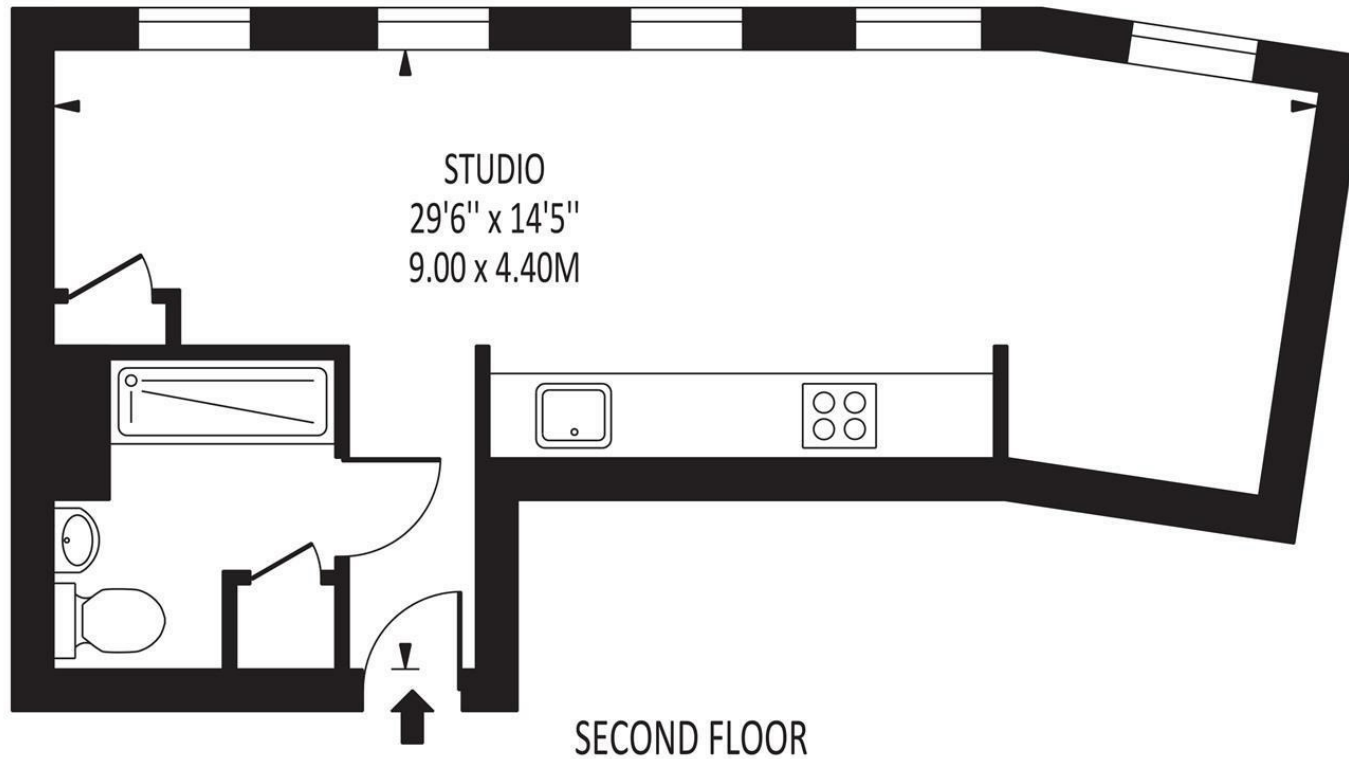




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Platinum House
Total Area: 323 SQ FT • 30.04 SQ M



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	74	74
(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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The
PERSONAL
Agent

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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.

