Mill Road, Epsom

The PERSONAL Agent

Guide Price £350,000

Leasehold

- Sought after Wallace Fields area
- No onward chain
- First floor apartment
- Three bedrooms
- Offering 861 sq ft of space
- Large living room
- Off street parking
- Separate garage
- EPC rating B
- Short walk to town, station & park

Offered with no ongoing chain and set within the highly desirable Wallace Fields area of Epsom, this incredibly spacious 861 sq. ft first floor apartment enjoys a fantastic position within this highly regarded development.

Such is the rarity of these generous three bedroom apartments becoming available, especially within such close proximity of the town centre, station, Alexandra Park and the Ofsted outstanding Wallace Fields Infant and Junior schools, we are recommending immediate viewing to fully appreciate the position and accommodation.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is a wonderful kitchen, a spacious 17ft living room, three well proportioned bedrooms and bathroom with over bath shower. With the property benefitting further from a garage, security entry system and communal hallway that provides easy access direct to your front door, it really covers all bases.

The apartment is surrounded by communal gardens with level lawned areas, well stocked beds and borders which are all very well maintained.

The flexibility of space and the way the property flows is unrivalled in our view and provides the perfect layout for social day to day living and entertaining alike, with the added benefit of a healthy remaining lease.

The property is situated within close proximity to Epsom town centre and mainline station; 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.

Tenure - Leasehold
Length of lease (years remaining) - 158
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 2040.00
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.

UNAUTHORISED
PARKING
CCTV

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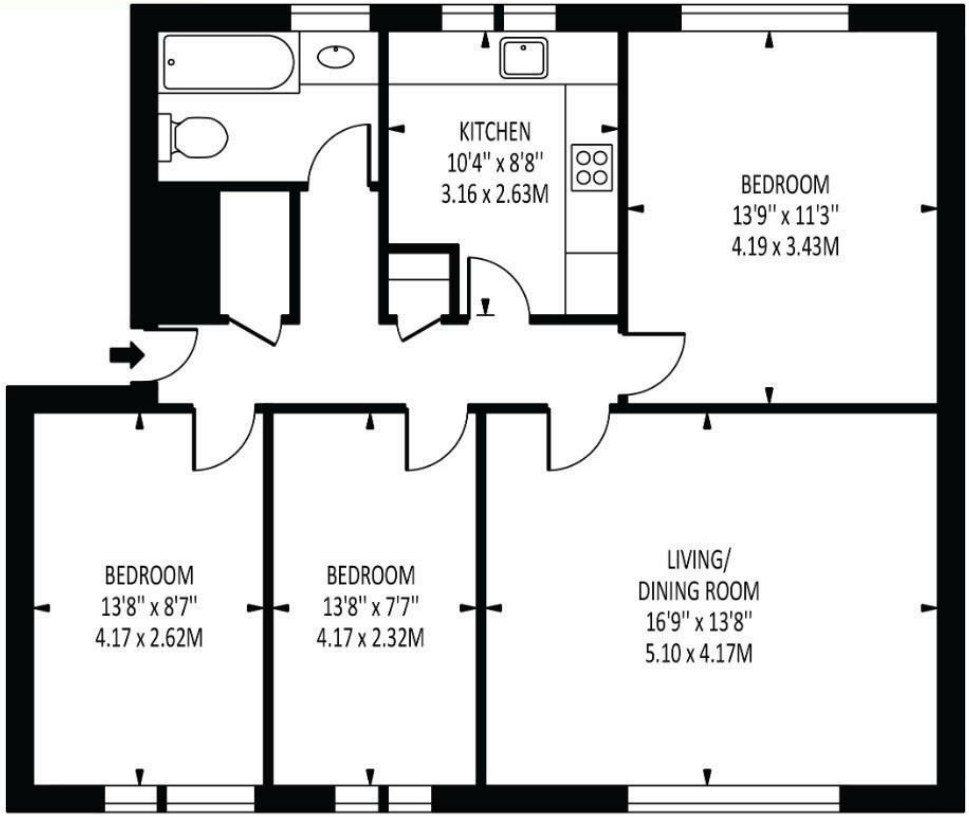
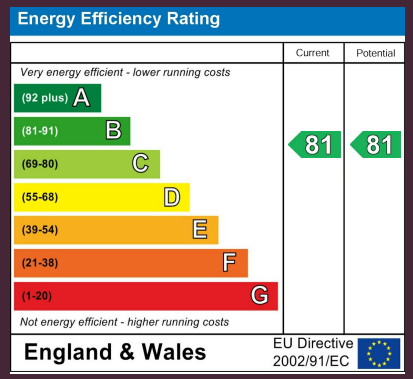
Cleves Court

Total Area: 861 SQ FT • 80.00 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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