



Rosebank, Epsom

The **PERSONAL** Agent



# Guide Price £415,000

## Leasehold

- No ongoing chain
- Ground floor maisonette
- Minutes from High Street & Station
- Private 59ft rear garden with terrace and cabin
- Two double bedrooms
- Large living room
- Generous kitchen
- Utility room with scope to convert
- Resident's parking permit scheme
- Peaceful yet central location



The Personal Agent are pleased to present this centrally positioned ground floor maisonette that benefits from a private 59ft rear garden, a nice secluded frontage and no ongoing chain.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul-de-sac within a short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offered to the market in good order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.

Viewing is highly recommended by vendors sole agent.

Call to arrange your appointment now.

Presented to the market in good decorative order this outstanding ground floor maisonette warrants further inspection. The property features two genuine double bedrooms, generous kitchen, white bathroom, a spacious lounge and a utility room that provides the opportunity to be converted into a work from home office or even has the potential to become a third bedroom.

The private garden is a particularly good size measuring 59ft x 27ft and has defined spaces that consist of a decked terrace, central lawned area and a detached garden cabin to the rear. There is also access to the front of the property via a side gate, a 28ft front garden and residents parking scheme within the cul-de-sac.

Rosebank is a highly sought after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom Town Centre with its comprehensive range of shopping facilities but also only a short walk from the open

spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Tenure - Leasehold  
Length of lease (years remaining) - 91  
Annual ground rent amount (£) - 10.00  
Annual service charge amount (£) - 481.72  
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.

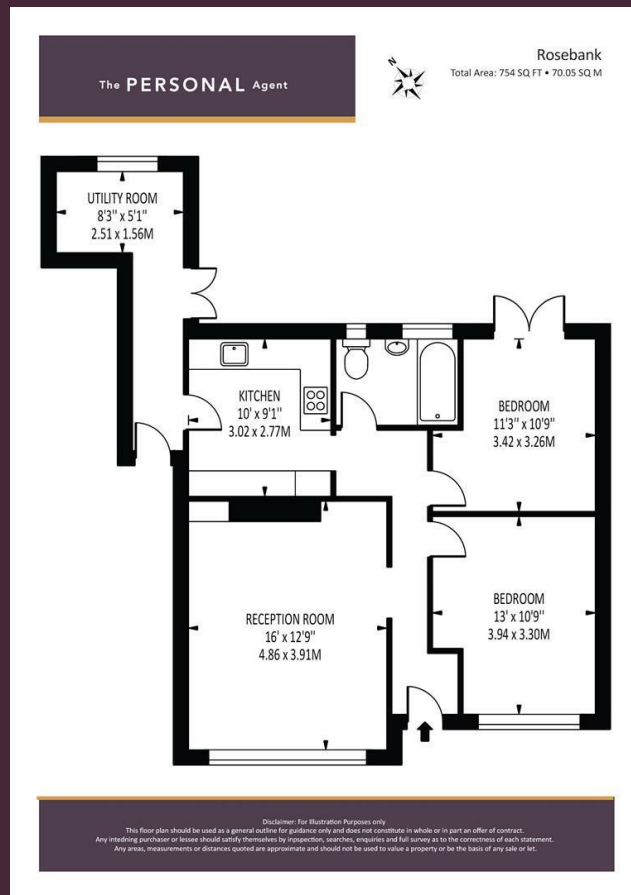












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.



