



College Road, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Leasehold

- Second floor apartment
- Contemporary landmark development
- Private Southerly facing balcony
- Two generous double bedrooms
- Ensuite shower room & main bathroom
- Impressive living/dining room
- Open plan high specification kitchen
- Underfloor heating (GCH wet system)
- Security entry and lift service
- Allocated parking bay & visitor's parking

The Personal Agent are proud to present this stunning apartment set within this contemporary landmark development, in the very heart of the sought after College area of Epsom.

This attractive and well positioned building has been constructed to a high standard by a reputable builder of new homes, whose name is synonymous with quality. The property enjoys accommodation approaching 800 Sq. Ft with the real 'wow' factor being the private and secluded South facing balcony, which is the perfect sunny space to relax in and watch the world go by from an elevated aspect with views to the front of the striking architecture of the world renowned Epsom College.

The property benefits from incredibly well balanced accommodation comprising of a generous living/dining room which has access to the balcony and is open plan in to a high specification kitchen which provides a wonderful social and entertaining space.

The principle bedroom enjoys a stylish ensuite shower room, whilst the second bedroom is also a generous double and served by the main bathroom.



Accessed via College Road and offering a good degree of privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the allocated parking bay, to the security entry system for the front door, and with the remainder of the 10 year NHBC guarantee, this property really does cover all bases.

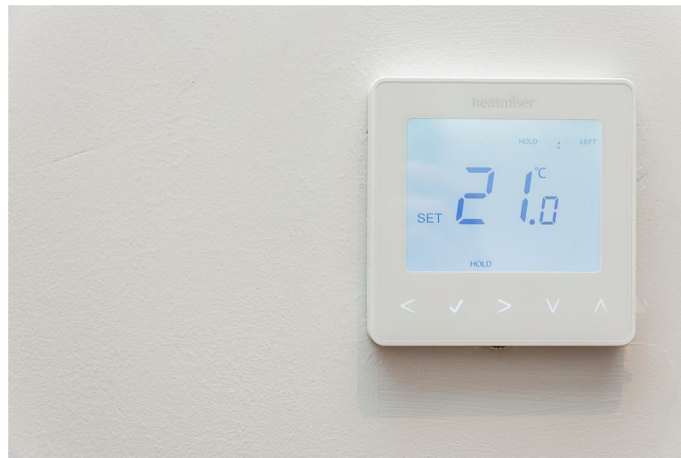
Perfect for those wanting to downsize but not downgrade, this completely turn-key apartment is located within the heart of the sought after College area of Epsom and is within walking distance of Alexandra Park, not to forget the open spaces of the nearby Epsom Downs.

Noteworthy points to mention are video security entry system, lift service to all floors, generous entrance hall with built-in cupboard, bike store, bin store, a large fully enclosed rear communal garden with pin code security gate, remainder of the 10 year NHBC guarantee on all apartments and allocated parking to the front of the building with two guest/visitor spaces for the whole development.

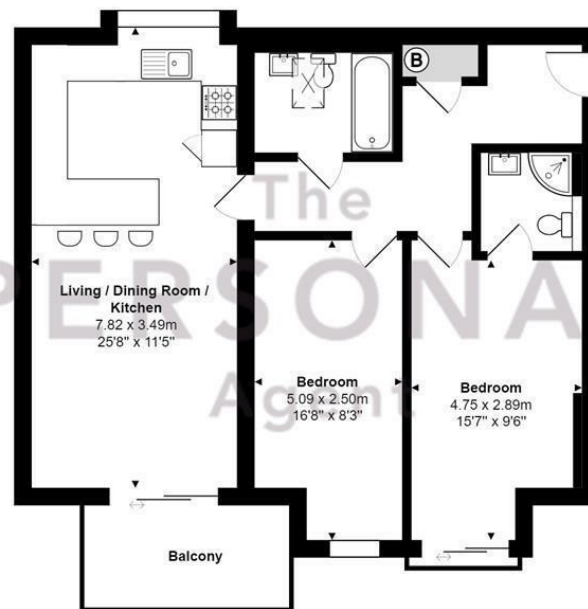
The property provides secure and secluded living with an excellent level of finish and presentation throughout, and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Tenure - Leasehold
Length of lease (years remaining) - 120
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 1750.00
Council tax band - E

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.







Second Floor Flat

Henry Rollin House, College Road, Epsom

Total Area: 73.9 m² ... 796 ft² (excluding balcony)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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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