



Reigate Road, Epsom

The **PERSONAL** Agent

Guide Price £385,000

Leasehold

- No Chain
- Ground Floor Luxury Apartment
- Double Door Private Entrance
- Two Double Bedrooms
- 22ft x 18ft Living/Dining Room
- Modern Kitchen
- Ensuite Shower Room
- Luxury Bathroom
- Allocated Parking
- Character Features

****NO CHAIN**** The Personal Agent are delighted to offer to the market this exceptionally spacious ground floor luxury apartment, the property boasts a private entrance, two double bedrooms, living/dining room, contemporary kitchen, ensuite shower room and luxury bathroom. Further noteworthy points to mention include an allocated parking space and excellent road and rail access to London and the M25.

The Driftbridge main building was originally constructed in the 1930s, using timbers from H.M.S. Ganges. The property was converted into a selection of architecturally designed apartments in 2007 whilst retaining many of the character features of the original building. Viewing is essential to fully appreciate this stunning ground floor flat.

Set on the ground floor, with its own double door entrance leading onto a hallway with characterful internal window, this apartment offers space and light that is not usually associated with properties of this type. The stunning home boasts many original features, including an exposed brick wall within the large 22ft x 18ft living/dining room and great curb side appeal.



Offered to the market with no ongoing chain, this superb flat is sure to tick boxes with a large lounge, fitted kitchen that has integrated appliances and stylish black worktops and herringbone flooring, large bedroom with ensuite shower room, a second double bedroom and a spacious and luxurious bathroom.

Further noteworthy points to mention include an allocated parking space.

The Driftbridge is an attractive development located between the popular towns of Epsom and Banstead. The original building dates back to the 1930s and was formally a hotel. Developed and extended back in 2007, the building retains much of its original charm and offers well finished, luxuriously appointed apartments.

Just around the corner, a parade of local shops provides all the basic day to day needs and a choice of restaurants. Comprehensive shopping and leisure facilities are available in Epsom and Banstead. Epsom Downs Station is just a short walk

away, and there are excellent road links to the M25, A217 and A3.

Early viewing is strongly advised to fully appreciate the position and space on offer.

Tenure - Leasehold
Length of lease (years remaining) - 95
Annual ground rent amount (£) - 200.00pn
Annual service charge amount (£) - 1300.00pa
Council tax band - D

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.

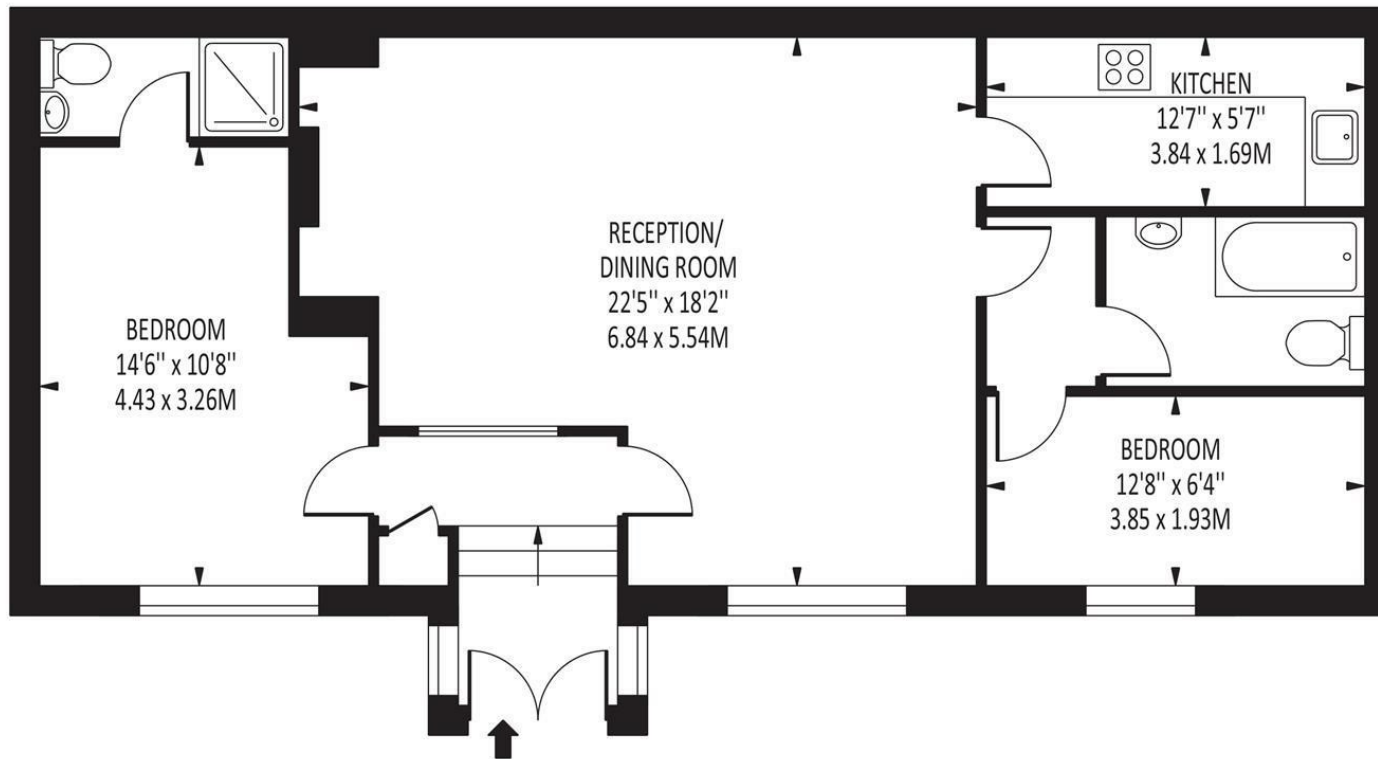




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The Driftbridge
Total Area: 808 SQ FT • 75.07 SQ M



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	81	83
(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	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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