



Manor House Court, Epsom

The PERSONAL Agent

# Guide Price £370,000

## Leasehold

- Prime private cul-de-sac near town centre
- Just 0.3 miles to Epsom mainline station
- Spacious split-level maisonette home
- Offered with no ongoing chain
- Impressive 18ft kitchen/dining room
- Large light filled living room
- Two generous double bedrooms upstairs
- Modern bathroom and ample storage
- Approx. 944 sq ft of stylish living space
- Private front door with entrance hall

Located within a highly desirable and rarely available private cul-de-sac, just moments from Epsom High Street, local shops, and the mainline railway station, this well-presented split-level maisonette warrants immediate inspection to fully appreciate its space, natural light, and excellent position.

Benefitting from no onward chain and set towards the end of the cul-de-sac, the property enjoys an enviable location and benefits from full double glazing, gas central heating and ample storage throughout.

The maisonette is just a short walk, approximately 0.3 miles, from the town centre and Epsom's mainline station, offering fast and frequent services into London. Its flexible layout and deceptively spacious accommodation will appeal to a wide range of buyers, whether you're a first-time buyer, investor, downsizer, or simply looking for a convenient and stylish town base.

Upon entering through its own private front door, the sense of warmth and space is immediately apparent. Stairs lead up to the



first floor, where the reception areas enjoy an open-plan feel with distinct zones. The living room flows seamlessly into the kitchen/dining area creating an elegant social and entertaining space. The well-equipped kitchen adjoins the dining area, forming the heart of the home and adding to the property's practical and inviting layout.

On the upper floor, two generously proportioned double bedrooms provide excellent comfort and versatility, served by a modern white bathroom.

Such properties in this prime location are seldom available, and we encourage interested buyers to register their interest without delay.

Epsom High Street offers an excellent range of shops and amenities, including The Ashley Centre, a covered shopping mall, and Epsom Playhouse, which hosts a wide variety of entertainment, from theatre to concerts. For fitness enthusiasts, both The Rainbow Leisure Centre and David Lloyd club are nearby, offering pools, gyms, and sports facilities.

Epsom is a sought-after commuter town to the south-west of London, known for its strong sense of community and outstanding mix of state and independent schools. The area also benefits from beautiful open spaces, including Epsom Downs, home of The Derby. Excellent road links via the M25 (Junction 9) provide easy access to Heathrow and Gatwick Airports.

### Key Information

Tenure: Leasehold

Length of Lease: 999 years from 29th September 1959  
Ground Rent: (to be confirmed)  
Service Charge: £1800 per annum  
Council Tax Band: D

### Please Note:

Whilst we believe the information above to be correct, we are unable to guarantee its accuracy until formally verified with the sellers. Buyers are therefore advised to confirm all details with their chosen legal representative before proceeding with a purchase.

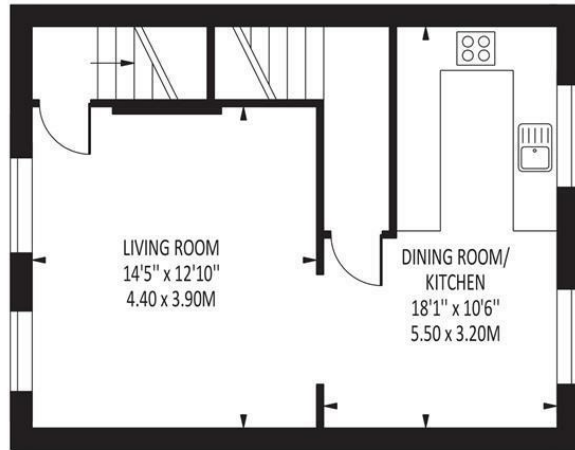




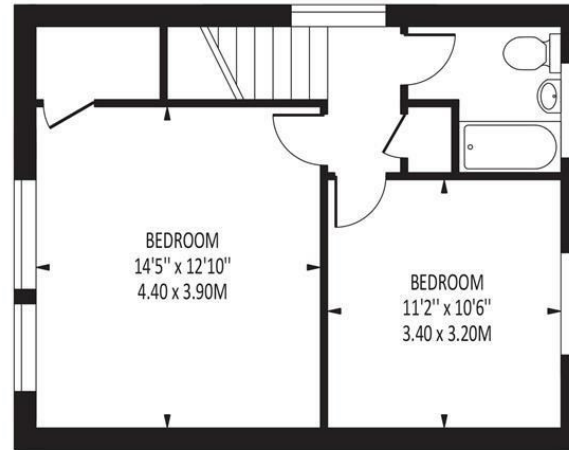
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Manor House Court,  
West Street

Total Area: 944 SQ FT • 87.70 SQ M  
(Including Store)  
Store Area : 14 SQ FT • 1.30 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR  
ENTRANCE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(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	

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.

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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.



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