



East Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- Stunning first floor apartment
- High specification finish
- No chain
- Modern kitchen with integrated appliances
- Stylish and contemporary bathroom
- Spacious double bedroom
- Private balcony
- Allocated parking space in car park
- Remainder of new build warranty
- Walk to town centre & station



NO CHAIN Enjoying a favourable position within the development and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well-presented first floor apartment.

Having only been built and finished in late 2020, this well-proportioned apartment enjoys a 18ft x 14ft open plan lounge/kitchen/diner with patio doors to a private balcony to the rear.

This modern apartment offers an impressive entrance hallway, double bedroom, stunning open plan living space with defined kitchen/dining and living areas, main bathroom and allocated parking bay.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this contemporary apartment benefits from an abundance of light.

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 airports.

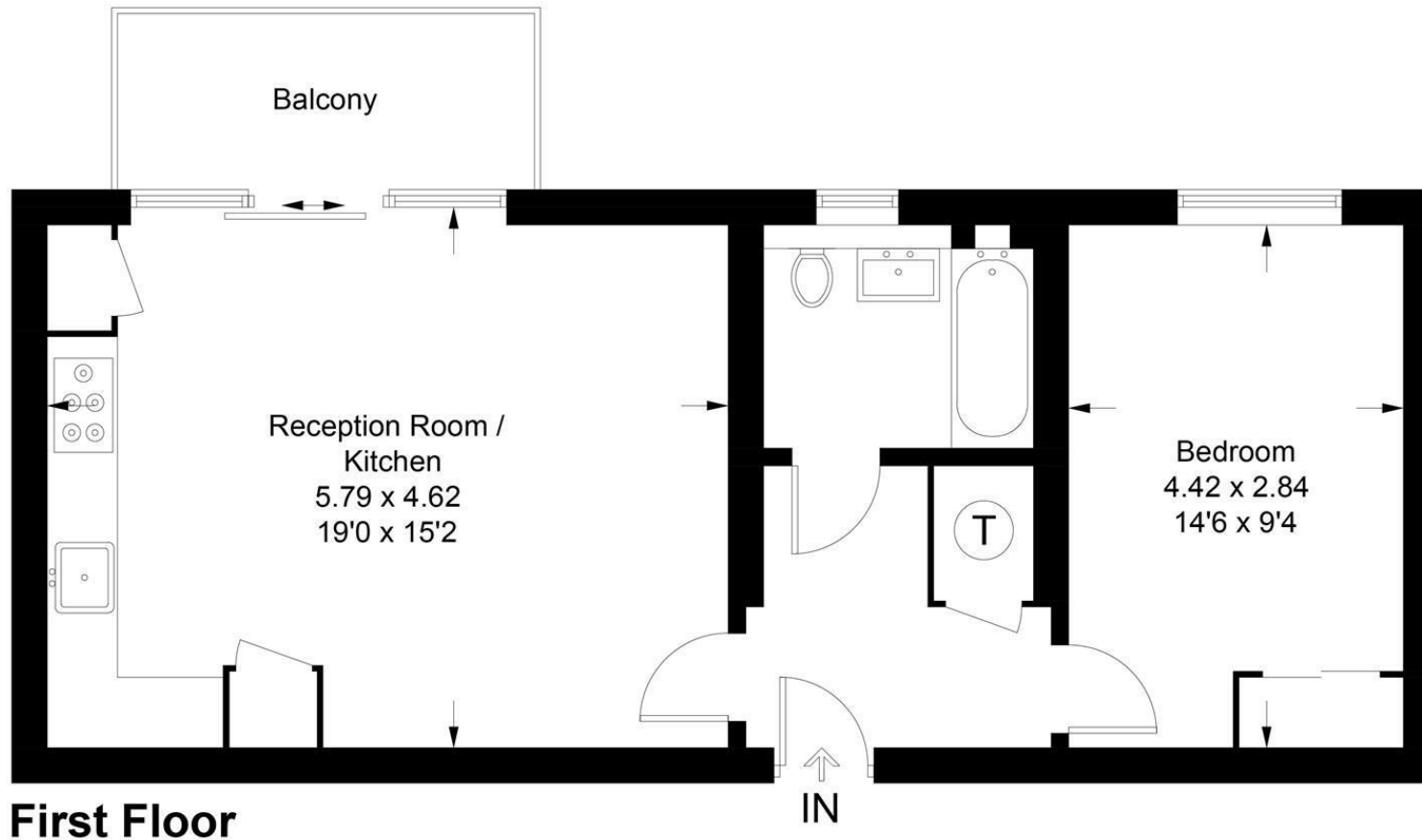
Tenure - Leasehold
Length of lease (years remaining) - TBC
Annual ground rent amount (£) - 325.00
Annual service charge amount (£) - 1636.00
Council tax band - D

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.





Approximate Gross Internal Area = 52.0 sq m / 560 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID933881)

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

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.



E-Wink