



Stevens Close, Epsom

The PERSONAL Agent

Guide Price £275,000

Leasehold

- No ongoing chain
- First floor maisonette
- One double bedroom with wardrobes
- Spacious living/dining room
- Modern fitted kitchen
- Modern fitted bathroom
- Two allocated parking bays
- Gas central heating & combi boiler
- Double Glazed Throughout
- Easy walking distance to Epsom Town



The Personal Agent are pleased to present this rare opportunity to acquire a first floor maisonette within this small cul-de-sac that is just moments from Epsom Town Centre.

The property is offered in excellent condition throughout and enjoys the most practical of locations being just 0.4 of a mile from Epsom mainline railway station and just a few minutes walk from the High Street.

The current owner has replaced the bathroom and kitchen in recent years as well as redecorating the property throughout. Benefitting from two allocated parking bays which is a rarity within itself and no ongoing chain, this fantastic one bedroom property is sure to appeal to a wide range of buyers.

So whether you are a first time buyer, investor or making a downsize move whilst not compromising on practicality and location, this home really can tick every box.

The Personal Agent are delighted to present to the market this first floor home that enjoys one of the most convenient locations within the heart of the town centre. The property is close to the shops, rail links and amenities of Epsom Town. The well balanced accommodation includes an entrance porch with stairs up to a first floor landing, spacious lounge/diner, modern kitchen with fitted appliances, double bedroom with fitted wardrobes and a modern, contemporary bathroom.

There are two allocated parking bays near the property and access to a useable loft space. The High Street is approximately 0.2 of a mile away and the station only 0.4 of a mile away which is approximately a 9 minute walk.

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 international airports.

Tenure - Leasehold

Length of lease (years remaining) - 952

Annual ground rent amount (£) - 2.00 and is not collected

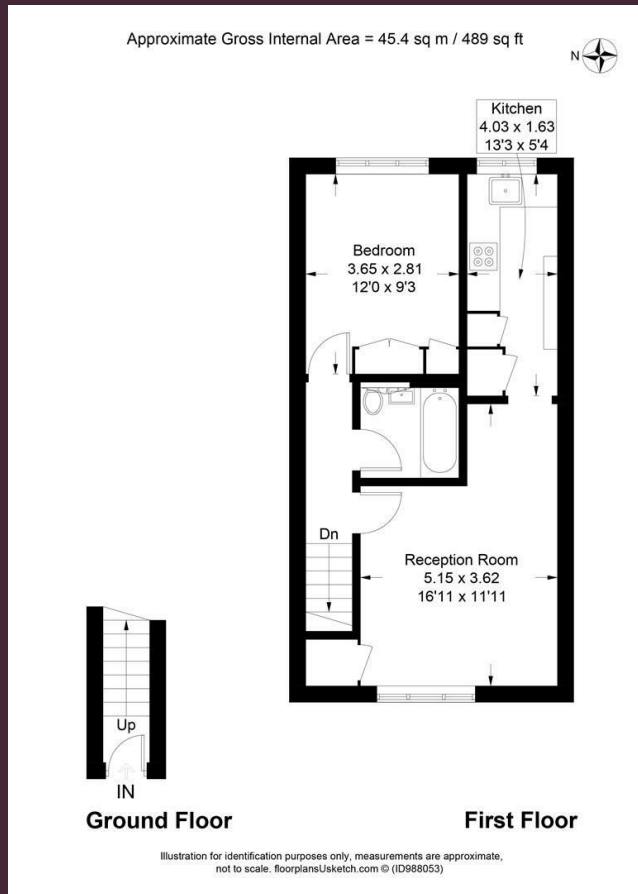
Annual service charge amount (£) - N/A

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) A			
(81-91) B			
(69-80) C		72	76
(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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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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