



Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £470,000

Leasehold

- Stunning first floor apartment
- 872 sq ft of space
- Two generous double bedrooms
- Sought after gated development
- Ensuite shower room + main bathroom
- Large living area with Juliette balcony
- Separate dining area linking to fitted kitchen
- Allocated parking + visitors parking
- Wonderful presentation & feel throughout
- Vendor potentially suited



Occupying arguably one of the best positions within this imposing and sought after development, this stunning and immaculately presented first floor apartment offers a bright and spacious layout with leafy views from most windows with additional gated access.

Built in 2001 by award winning developer Laing Homes, Alexandra Mansions is a gated and exclusive development on the periphery of Alexandra Park and just a short walk from the town centre and railway station.

This fine apartment boasts many outstanding features including a 19ft x 17ft reception space, with a living area that enjoys a South/West facing Juliette balcony and a separate dining area that links perfectly to a beautiful fitted kitchen creating the ultimate social and entertaining space, a great master bedroom with built-in wardrobes and ensuite shower room, generous second double bedroom, also with built-in wardrobes and a spacious main bathroom.

The finish, presentation and position of the property itself mirrors the superb location, not to mention the many upgrades that our client has made over recent years including the Vaillant boiler and granite worktops to name just two.

Perfect for those wanting to downsize but not downgrade, this superb 'turn-key' apartment is located on the borders of the sought after College area of Epsom and the also much requested Wallace Fields area. Alexandra Park is also on your doorstep should you wish to enjoy a leisurely stroll or to grab a coffee and a slice of cake from the Park View Cafe, whilst Rosebery Park is nearby, not forgetting the open spaces of Epsom Downs that are within easy reach.

Noteworthy points include a video security entry system, lift service to all floors, generous entrance hall with three built-in cupboards, allocated parking to the rear of the building as well as further visitors parking.

The gated element of this development provides secure and secluded living with an excellent level of finish and presentation throughout. In addition the property is perfect for access to London with the mainline station at Epsom providing regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

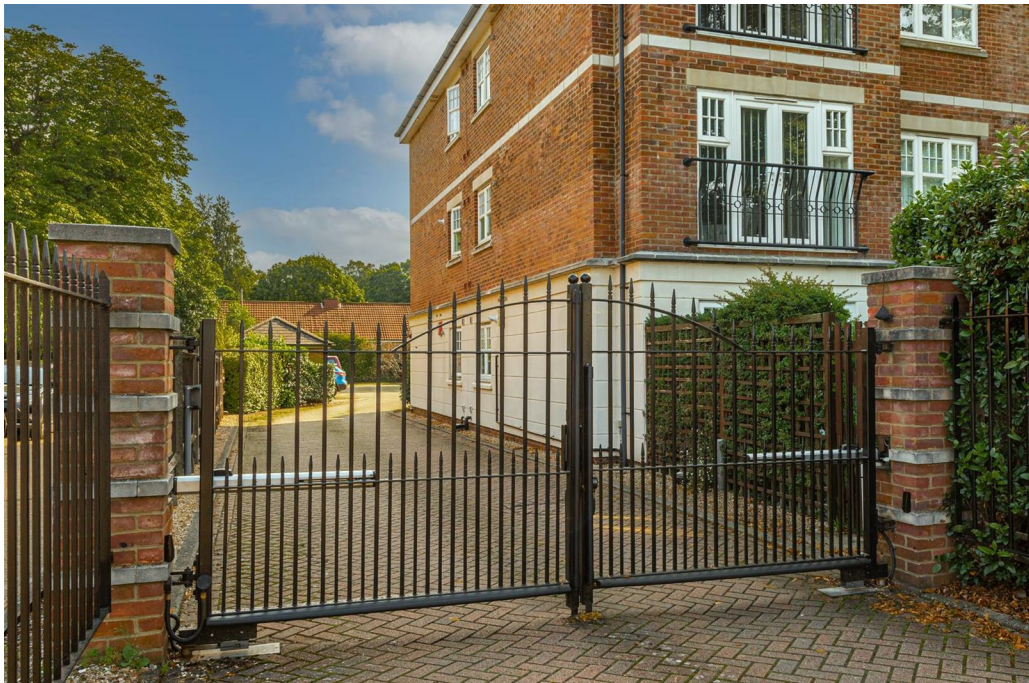
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction

9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 103
Annual ground rent amount (£) - 560.00
Annual service charge amount (£) - 2115.36
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.







First Floor Flat

Alexandra Mansions, Alexandra Road, Epsom
 Total Area: 81.0 m² ... 872 ft²

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The
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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (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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