



Station Approach, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £290,000 Leasehold

- No ongoing chain
- Two Double Bedrooms
- Heart Of Town Centre
- 18ft spacious double bedroom
- Ensuite Shower Room
- 21ft x 16ft open plan reception room
- Underground Gated Parking
- Entry phone & lift service
- EPC rating D
- Stones throw from superb rail links



## Notice Of Offer

Property Address: 44 Central Walk, Station Approach, Epsom, KT19 8BY

We advise that an offer has been made for the above property in the sum of £295,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: The Personal Agent, 2 West Street, Epsom, KT18 7RG

Agents Telephone Number: 01372 745 850

Set within a highly sought after development in the very heart of Epsom town centre, this bright and spacious top floor, modern apartment warrants immediate inspection to avoid disappointment.

In addition to being end of chain the property benefits from a large open plan kitchen/living/dining area, master bedroom leading to an ensuite shower room and second well proportioned double bedroom, which is serviced by the main bathroom.

Further noteworthy points to mention include lift service and an allocated parking bay within the secure underground parking. Sole agent.

Just a stones throw from the superb rail links offered by Epsom Station with direct access into London Waterloo, London Victoria, London Bridge, Wimbledon, and Clapham Junction, this wonderful apartment is the perfect first home for a young commuter.

The property itself offers around 823 sq ft of accommodation. An entrance hall with a storage cupboard leads through to a 21ft x 16ft living/dining area which is open plan to the kitchen creating a great social and entertaining space. There is a 18ft nicely proportioned double bedroom with a practical shape that enjoys built-in wardrobes to one end of the room and a modern ensuite. The well balanced accommodation is completed by a 14ft second bedroom which is serviced by a modern bathroom with a white suite.

The property is served by a security entry phone system and a lift with further stand out features including an allocated parking bay and no ongoing chain. Central Walk is an attractive modern block which has always been highly regarded by owner-occupiers and investors alike. We would highly recommend arranging a viewing of this sensibly priced apartment at your earliest convenience.

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 a 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 southwest of London. 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 (£) - TBC

Annual service charge amount (£) - TBC

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 = 76.5 sq m / 823 sq ft

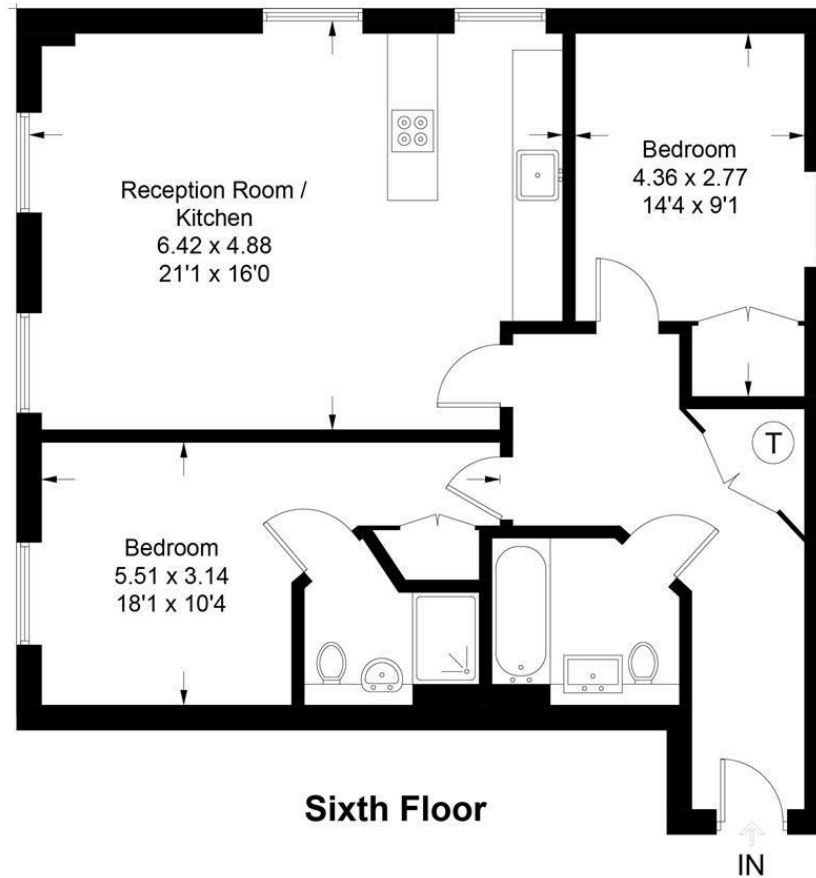


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986721)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 333699

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



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



The  
**PERSONAL**  
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.





EPSON