



Farriers Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £325,000 Leasehold

- No Chain
- Two generous bedrooms
- Top floor apartment
- Long lease
- South Westerly facing Juliette balcony
- Modern kitchen
- Spacious lounge/diner
- White bathroom suite
- Two allocated parking bays
- 0.6 miles to Epsom rail station



**\*\* END OF CHAIN \*\*** The Personal Agent are pleased to present this two bedroom top floor apartment that is located within the popular Farriers development.

Enjoying a highly convenient location coupled with a fantastic position being tucked away in a corner of a cul-de-sac, this well presented apartment warrants immediate inspection to fully appreciate its bright and light rooms, use of the communal gardens, double glazing, gas central heating and two allocated and numbered parking bays to the rear with further visitor's spaces available.

Farriers Road provides the perfect balance with a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

The property benefits from a really well-proportioned 15 ft x15 ft living/dining room with a square bay window and south westerly facing Juliet balcony, a separate modern fitted kitchen with integrated appliances, a spacious white bathroom suite, two generous bedrooms and a separate entrance hallway with built-in storage cupboard. A further benefit is a large boarded loft which is the full footprint of the flat perfect for hiding away those items you only need access to once in a while.

The Farriers development is a popular spot and the property is ideally located for easy access to the high street and railway station, both being just a short walk away.

Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Nearby 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. 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.

Tenure - Leasehold  
Length of lease (years remaining) - 964  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - Approx. 1000.00  
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.

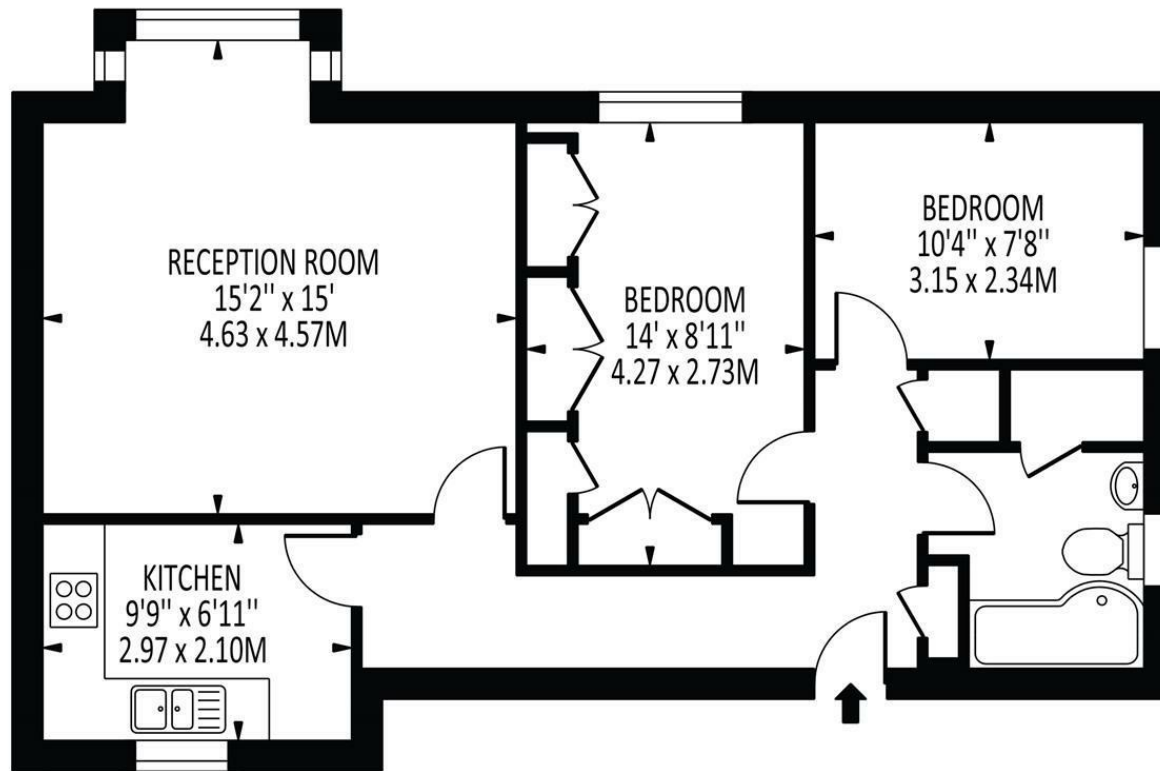




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Farriers Road  
Total Area: 649 SQ FT • 60.25 SQ M



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

