



Danehurst Court, Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- No ongoing chain
- Second floor apartment
- Two spacious bedrooms
- 15ft lounge/dining room
- Garage
- Residents parking
- Fully double glazed
- Gas central heating
- Close to Alexandra Park
- Walk to Town & Station



Offered with no ongoing chain, The Personal Agent are pleased to present this fantastic opportunity to acquire a second floor apartment enjoying arguably one of the best positions within this sought after development with a secluded and tucked away position within the development itself.

The property is just a short walk away from Epsom Town centre and mainline station and within very close proximity of Alexandra Park.

The bright and spacious interior enjoys well proportioned accommodation comprising a good sized kitchen, large lounge/dining room with bay window, large double bedroom, further spacious second bedroom and bathroom. Externally there is a garage en bloc, residents parking and well maintained generous communal gardens.

Early viewing essential to avoid disappointment.

Set on the second floor of this popular, purpose built block, this superb apartment offers genuinely well proportioned rooms and whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

Danehurst Court backs on to the ever popular Alexandra Park and is just a short walk to the shops, transport links and amenities of Epsom Town Centre.

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.

Call vendors sole agent to arrange your viewing.

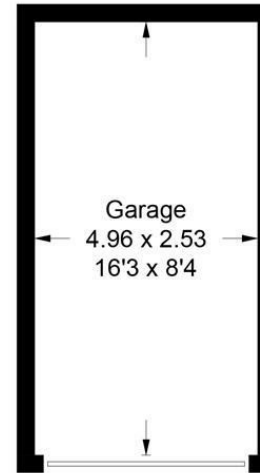
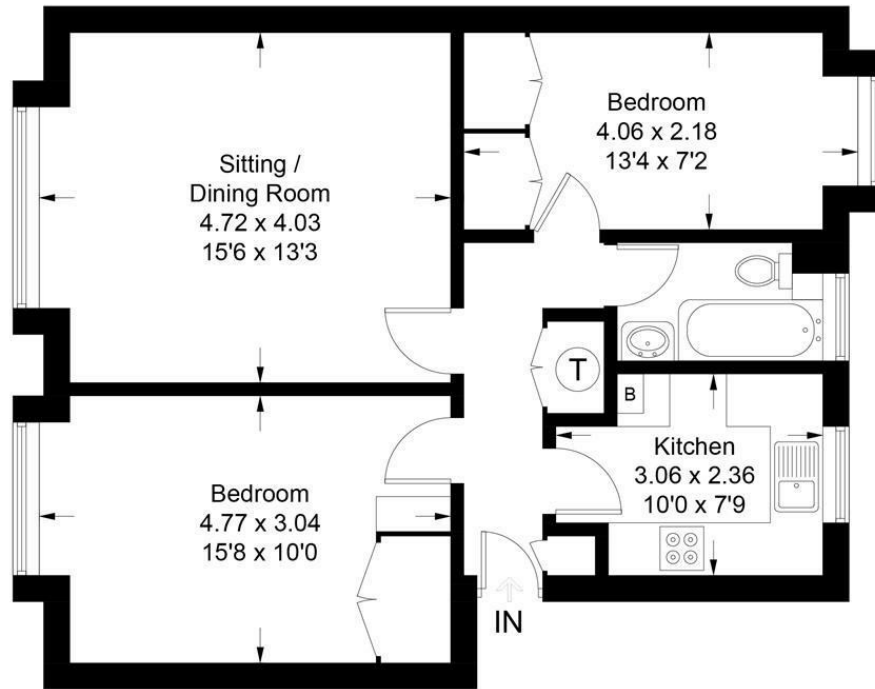
Tenure - Leasehold
Length of lease (years remaining) - 995
Annual ground rent amount (£) - 25.00
Annual service charge amount (£) - 900.00
Council tax band - C

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.





Approximate Gross Internal Area = 59.7 sq m / 643 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 72.3 sq m / 779 sq ft



(Not Shown In Actual Location / Orientation)

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1061830)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(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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PERSONAL
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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.

