



Hudson House, Station Approach, Epsom

The **PERSONAL** Agent

# Guide Price £325,000

## Leasehold

- Town centre location
- Two double bedrooms
- Secure parking space
- Two bath/shower rooms
- 23'9 kitchen/reception area
- Juliette balcony
- Lift service in block
- Third floor with elevated outlook
- Moments From Epsom Station
- Close to High Street

Located in the heart of Epsom Town Centre just moments from mainline rail links, this modern two double bedroom apartment offers generous and functional accommodation extending to some 728 sq ft along with two bathrooms and the all important secure parking space, which is essential for this central, bustling position.

In our view, the property is perfect for busy commuters and is ready to move straight into.

Located on the third floor of this modern purpose built block the property enjoys an elevated outlook over the town centre and can be accessed using a lift.

All of the rooms are well proportioned and tastefully decorated. The open plan living/kitchen/dining room extends to over 23 ft and features a Juliette balcony and modern fitted kitchen units.



Both of the bedrooms are comfortable double rooms. There is an ensuite shower room to the master bedroom and a further family bathroom along with a secure gated parking space.

Hudson House provides a landscaped communal roof terrace with benches that can be enjoyed, but if require more outside space Court Recreation Ground and Park are just a short walk away.

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.

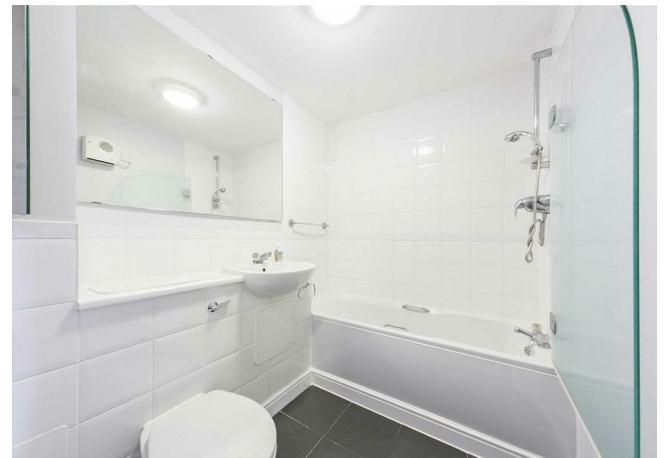
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools

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) - 84  
Annual ground rent amount (£) - 240.00  
Annual service charge amount (£) - 3234.52  
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.









# Hudson House

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 422003)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 86                      | 88        |
| (69-80) C                                   |  |                         |           |
| (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 |           |

## 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  
01372 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.



