



Portland Place, Epsom

The **PERSONAL** Agent



# Guide Price £375,000

## Leasehold

- No ongoing chain
- Spacious first floor maisonette
- Private 50ft rear garden
- Driveway & parking
- Walk to town & station
- Two double bedrooms
- Spacious living/dining room
- Generous kitchen with breakfast bar
- Ideal for downsizer or FTB
- Large workshop / garden room



Offered with no ongoing chain, The Personal Agent are pleased to present this first floor maisonette that benefits from a private 50ft garden and a driveway with parking to the rear.

Such is the rarity of a maisonette like this becoming available so close to the town, that we are recommending immediate inspection to fully appreciate the position, garden and parking that sets it apart from the competition.

The property is offered in good condition throughout with smart, neutral decor that provides the successful purchaser with a blank canvas to customise to create exactly what their hearts desire.

Whether you are wanting to downsize but not downgrade, or you are a first time buyer or an investor, this property offers something for everyone with its truly versatile accommodation and fantastic position.

The well balanced accommodation comprises of a private entrance with stairs to the first floor landing, spacious living/dining room, generous modern kitchen with breakfast bar, two genuine double bedrooms and a white bathroom suite.

Further noteworthy points to mention include full double glazing, gas central heating with a Potterton boiler and a large workshop/garden room to the rear of the garden.

The property is situated within close proximity to Epsom town centre and mainline station (approximately a 10 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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, Virgin Active & 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) - 107  
Annual ground rent amount (£) - 100.00  
Annual service charge amount (£) - 442.96  
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.





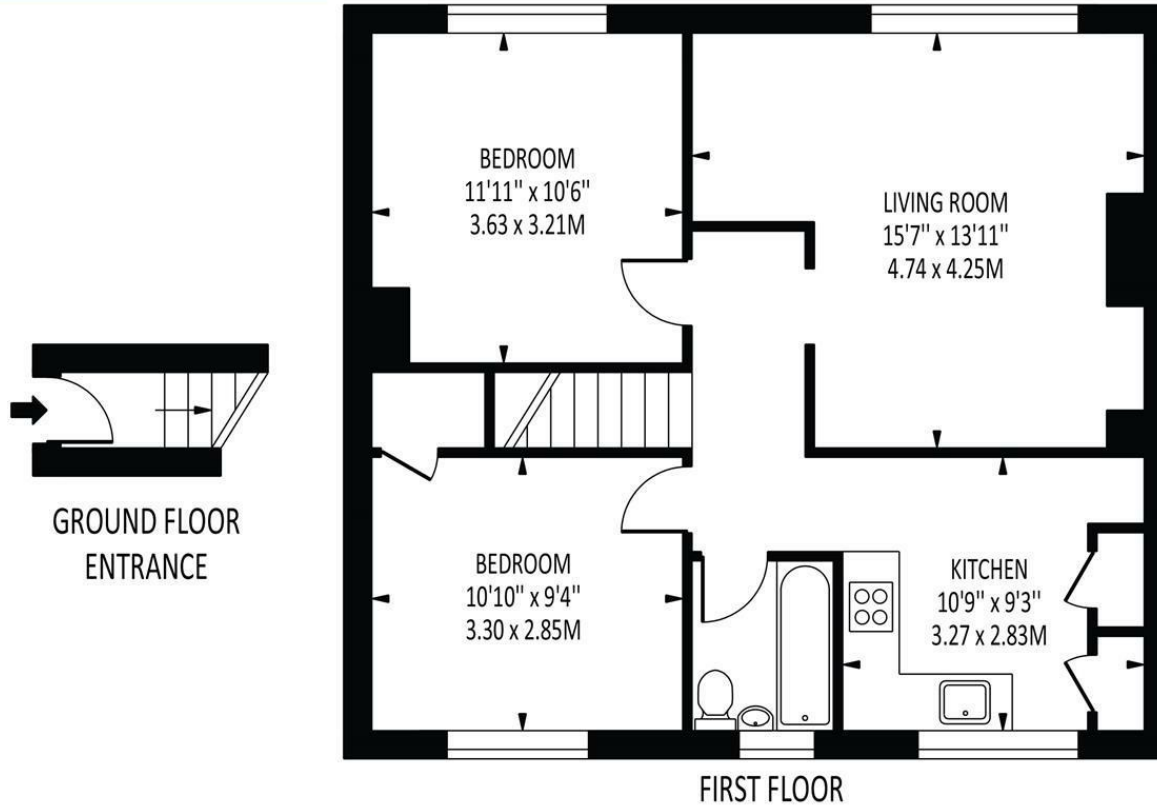




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**Portland Place**  
Total Area: 669 SQ FT • 62.16 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(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	

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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.



