



Church Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £500,000 Leasehold - Share of Freehold

- A landmark, secure gated development
- Private South/Westerly facing balcony
- Underground allocated parking bay
- Highly regarded location
- 17ft x 16ft living/dining room
- Well presented kitchen & bathroom
- Further separate shower room
- Recently replaced windows & sliding doors
- Two generous double bedrooms
- Easy walk to town & station



The Personal Agent are pleased to present this two double bedroom apartment that enjoys a fantastic position within this highly regarded gated development. Such is the rarity of apartments in this development becoming available within this price point, we are recommending immediate viewing to fully appreciate the position, accommodation and South/Westerly facing private terrace.

Accommodation briefly comprises a spacious living/dining room, well equipped kitchen, two generous bedrooms that both enjoy fitted wardrobes, main bathroom and a separate shower room. The apartment benefits further from recently replaced windows throughout and sliding doors that seamlessly link the living room to the balcony.

Accessed via a secure gated entrance offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the secure underground parking space for the property the lift provides easy access direct to your front door, and with large lockable cupboards included with the property there is an abundance of storage that is not usually associated with an apartment.

Perfect for those wanting to downsize but not downgrade, the apartment is surrounded by lavish communal gardens with level lawn areas, well stocked beds and borders which are all very well maintained. Some of the more interesting and unusual points to note within the grounds include a rising woodland trail which is ideal for exploring with grandchildren, an ancient fig tree, the pretty ruins of an underground Victorian tunnel network and the original ice house that served the manor house that sat on this site originally.

The property is situated within close proximity to Epsom town centre and mainline station; 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 & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

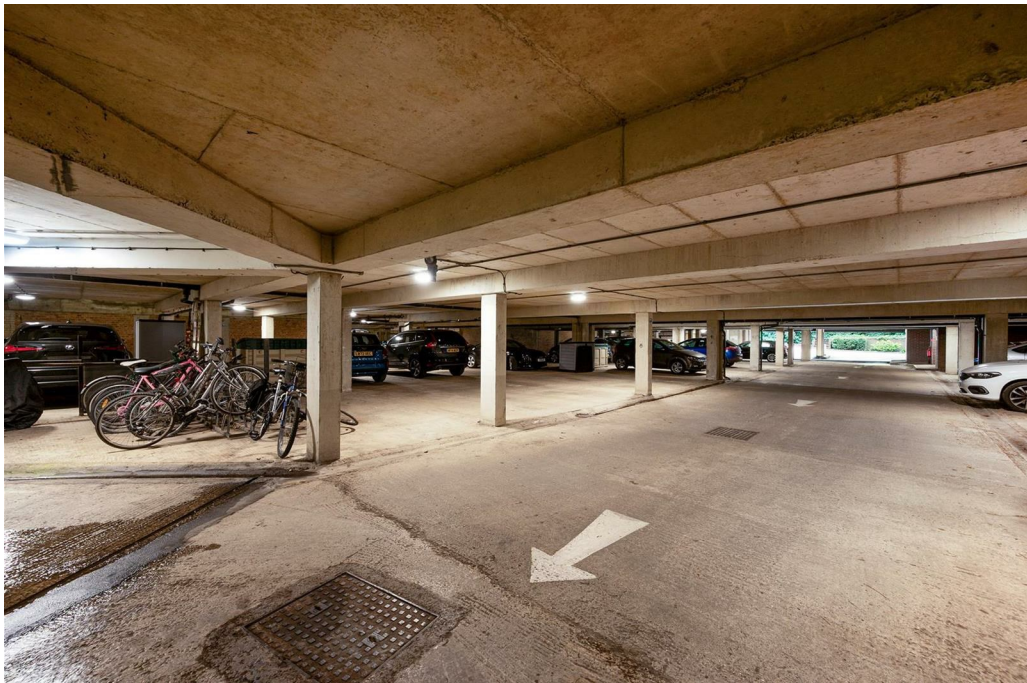
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

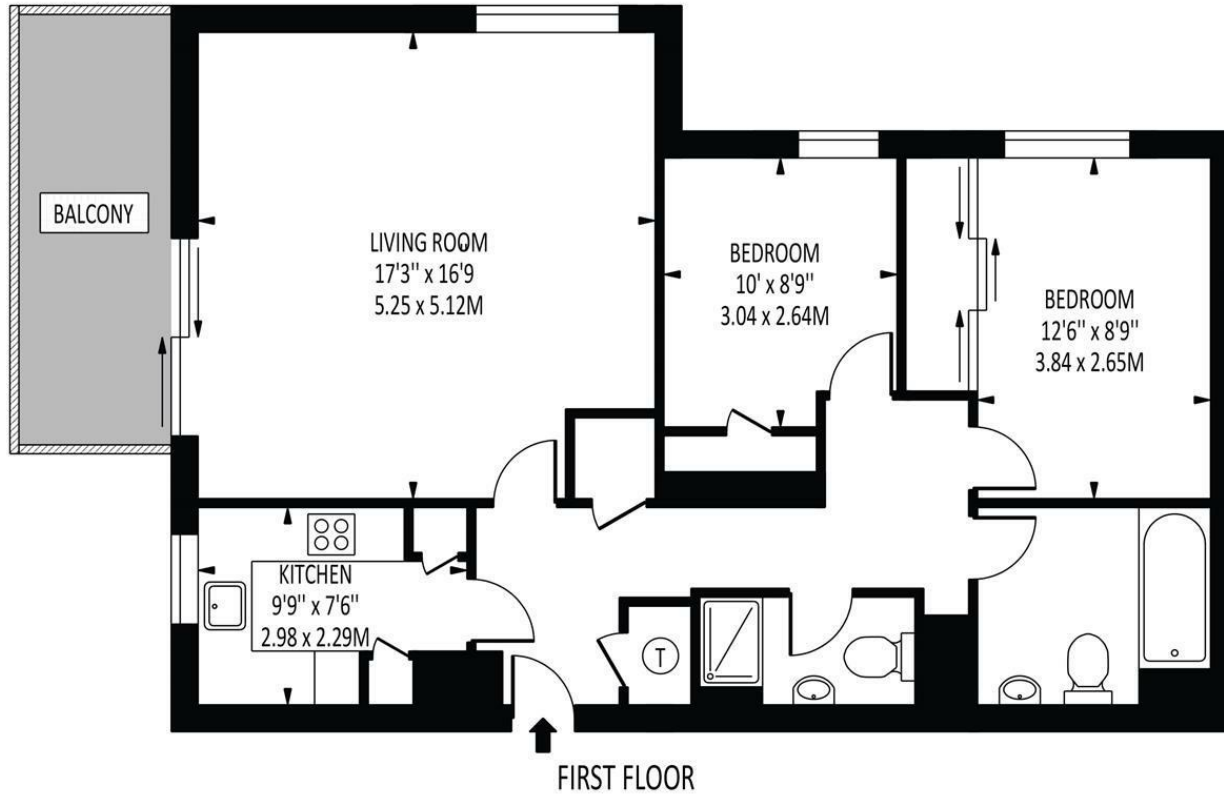
Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold - Share of Freehold
Length of lease (years remaining) - 949
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2400.00 (Includes Buildings Insurance)
Council tax band - E

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.







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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	69
EU Directive 2002/91/EC			

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PITT PLACE