



The Driftbridge, Reigate Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- No Chain
- Ground Floor Apartment
- Private Entrance & Front Door
- Two Double Bedrooms
- 17ft Living/Dining Room
- Kitchen/Breakfast Room
- Ensuite Shower Room
- Luxury Bathroom
- Two Patio Courtyards
- Allocated parking space



****NO CHAIN**** The Personal Agent are delighted to offer to the market this exceptionally spacious ground floor luxury apartment, the property boasts a private entrance, two large double bedrooms one with access to a private courtyard, 16ft living/dining room with access to a further patio garden, contemporary kitchen/breakfast room with black granite work surfaces and integrated appliances, ensuite shower room and luxury bathroom. Further noteworthy points to mention include an allocated parking space and excellent road and rail access to London and the M25.

The Driftbridge main building was originally constructed in the 1930s, using timbers from H.M.S. Ganges. The property was converted into a selection of architecturally designed apartments in 2007 whilst retaining many of the character features of the original building. Viewing is essential to fully appreciate this stunning ground floor apartment.

Set on the ground floor, offering space and light that is not usually associated with apartments, the stunning property boasts many features, including a private courtyard, further patio garden, large living/dining room and great curb side appeal.

Offered to the market with no ongoing chain, this superb flat is sure to tick boxes with a large lounge, open plan fitted kitchen that has integrated appliances and granite worktops, along with an excellent defined space for a dining table, large bedroom with ensuite, a second double bedroom and a spacious and luxurious bathroom.

Further noteworthy points to mention include an allocated parking space.

The Driftbridge is an attractive development located between the popular towns of Epsom and Banstead. The original building dates back to the 1930s and was formally a hotel. Developed and extended back in 2007, the building retains much of its original charm and offers well finished, luxuriously appointed apartments.

Just around the corner, a parade of local shops provides all the basic day to day needs and a choice of restaurants. Comprehensive shopping and leisure facilities are available in Epsom and Banstead. Epsom Downs Station is just a short walk away, and there are excellent road links to the M25, A217 and A3.

Early viewing is strongly advised to fully appreciate the position and space

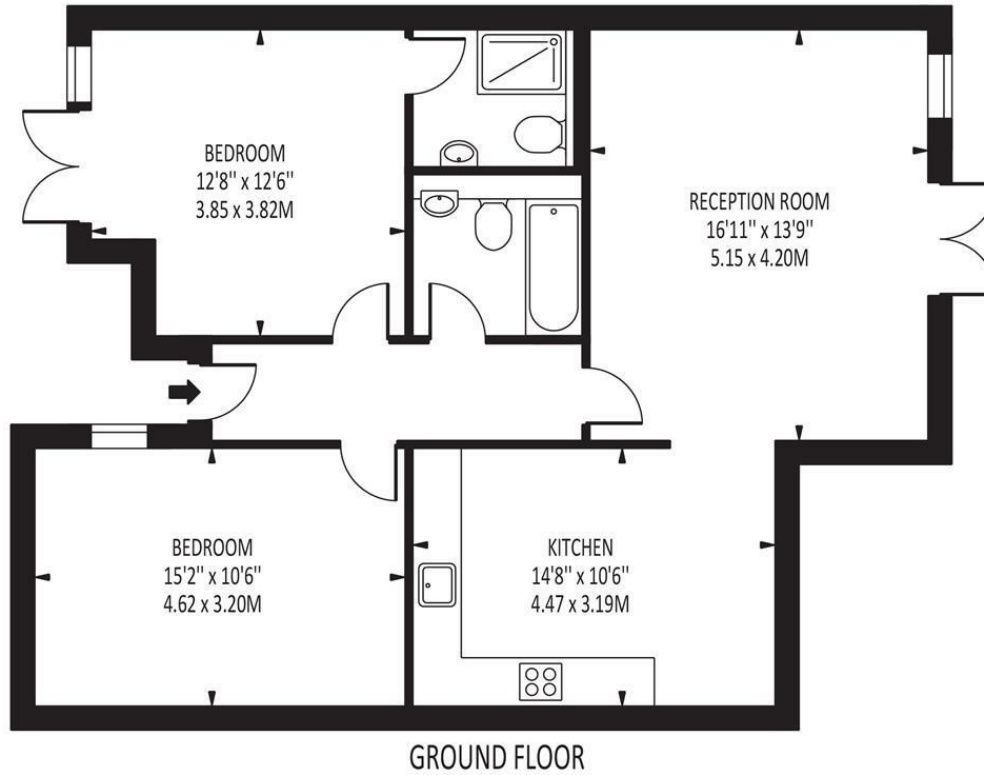
on offer.

Tenure - Leasehold
Length of lease (years remaining) - 107
Annual ground rent amount (£) - 200.00
Annual service charge amount (£) - 1500.00
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.







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		80	80
(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	

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