



The Crescent, Epsom

The **PERSONAL** Agent



# Guide Price £385,000

## Leasehold

- Two double bedrooms
- Spacious & bright
- First floor maisonette
- Stylish & contemporary
- Periphery of Epsom Common
- South/West 43ft garden
- Spacious 16ft lounge/diner
- Modern integrated kitchen
- Modern luxury bathroom
- Abundance of storage



Located on the periphery of Epsom Common within the popular Wells Estate, this deceptively spacious and very well presented first floor maisonette has been the subject of many quality upgrades, and benefits further from two large double bedrooms and a 43ft x 29ft South/Westerly facing private garden.

The property benefits from a stylish and contemporary feel throughout with genuinely larger than average rooms and an abundance of storage. It is perfect as a first time purchase or perhaps a bolt-hole for those wanting to downsize but not downgrade.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station.

With its own front door and stairs leading to the landing, the amazing feel and genuine amount of natural light in this property is immediately evident. The living/dining room measures 16ft x 16ft and comfortably homes the two defined areas of the lounge and dining areas.

The modern contemporary kitchen has been cleverly fitted to make the very most of the available space and the bathroom has a real luxury feel with underfloor heating and high quality fittings.

Further noteworthy points to mention include a ground floor brick built storage room and use of the large loft space.

Nearby 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) - 86  
Annual ground rent amount (£) - 10.00  
Annual service charge amount (£) - 950.00  
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.

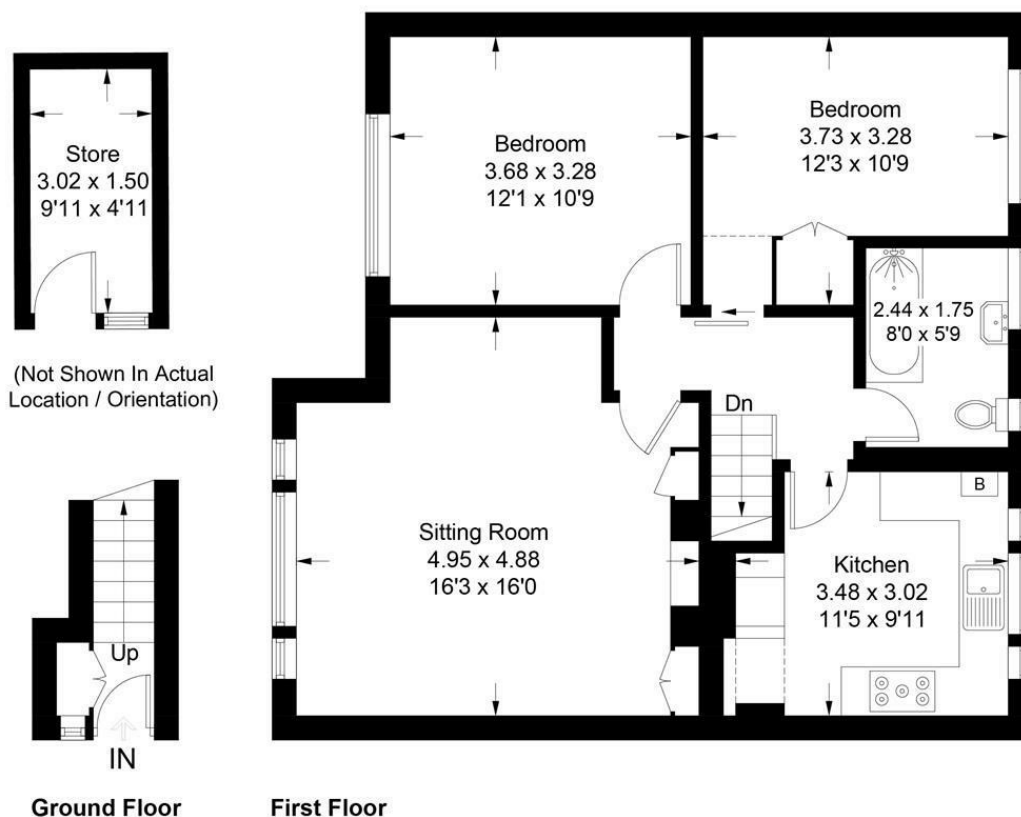








Approximate Gross Internal Area = 70.5 sq m / 759 sq ft  
 Store = 4.5 sq m / 48 sq ft  
 Total = 75.0 sq m / 807 sq ft



(Not Shown In Actual Location / Orientation)

IN

Ground Floor

First 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. (ID1066826)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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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**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.



