



Sandown Lodge, Epsom

The **PERSONAL** Agent

# Guide Price £550,000

## Share of Freehold

- Three well proportioned bedrooms
- Family bathroom
- Staggering 1249 Sq Ft of space
- First floor apartment
- Highly regarded development
- 22ft x 11ft sitting room
- Separate 14ft dining room
- Modern fitted kitchen
- Lift access
- Underground parking



With impressive and well balanced accommodation of 1249 Sq Ft, this first floor apartment enjoys a fantastic position within this highly regarded development with two large doubles (one ensuite) and a third bedroom currently used as an office. Such is the rarity of these larger apartments becoming available, we are recommending immediate viewing to fully appreciate the position and accommodation that this fine home presents.

The apartment has been very well cared for by our client over the years and is in very good condition throughout.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is secure underground parking space for the property as well as ample unallocated parking above ground and a lift service that provides easy access direct to your front door, and with plenty of cupboards included within the property there is an abundance of storage.

Perfect for those wanting to downsize but not downgrade, the apartment is set within a rarely available and much coveted central block within the development, and enjoys one of the best positions that is surrounded by communal gardens with level lawned areas, well stocked beds and borders which are all very well maintained. The flexibility of space and the way the property flows is unrivalled in our view and provides the perfect layout for social day to day living and entertaining alike.

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.

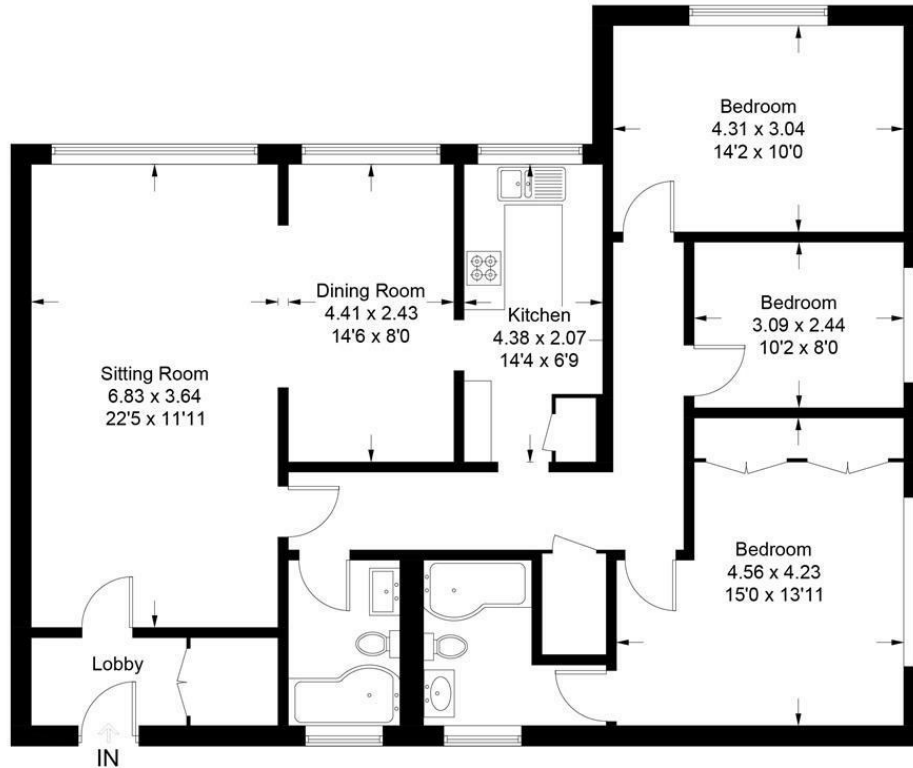
Tenure - Share of Freehold  
Annual ground rent amount (£) - 0  
Annual service charge amount (£) - 3,570.24  
Council tax band - D

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.





Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft



**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. (ID1065648)

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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>	<b>76</b>	<b>80</b>
(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.

