



168 East Street, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £325,000 Leasehold

- No chain
- Built in 2015
- Ground floor two bed
- Contemporary & stylish
- Walk to town centre & station
- Allocated parking space
- Family bathroom & ensuite
- High specification finish
- Ideal investment or FTB



**\*\*NO CHAIN\*\*** This attractive red brick building fronting East Street is a spacious and well appointed ground floor apartment benefitting from two genuine double bedrooms, ensuite shower room, main bathroom and an impressive living/dining room that is open plan to the integrated kitchen creating a fantastic social entertaining space. The property benefits further from an allocated parking bay.

Chossy Place is named after the famous Chossy bicycle saddlebag which was manufactured at the leatherworks on this site until around 1992 by C T Osborne (Chossy) Ltd and is located equidistant between the busy market town of Epsom and Ewell village.

This ground floor apartment offers generously proportioned accommodation suitable for both owner occupiers and investors alike. This well designed home comes complete with fully

equipped kitchen with stone work surfaces, oak veneer internal doors, fitted wardrobes to master bedrooms, triple glazed windows and doors and coving. The property is completed by sleek and stylish family bathroom and ensuite shower room to the master bedroom.

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and

countryside, several golf courses and a great selection of parks and leisure facilities.

Tenure - Leasehold  
Length of lease (years remaining) - 117  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 985.00  
Council tax band - D

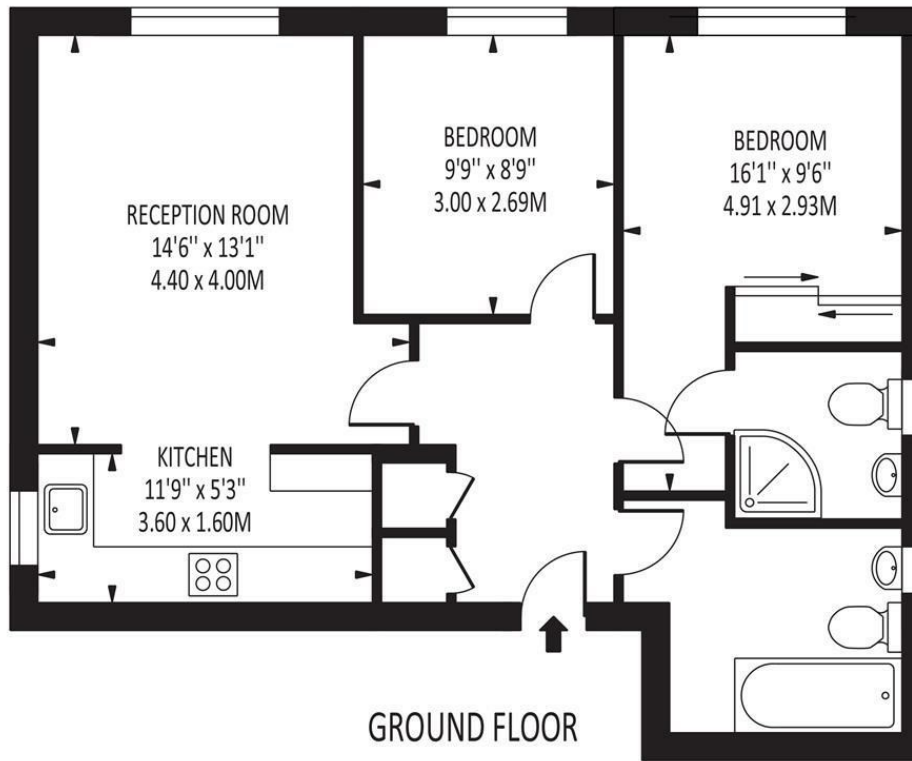
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Chossy Place, East Street  
Total Area: 648 SQ FT • 60.23 SQ M



GROUND FLOOR

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>		<b>83</b>	<b>83</b>
(69-80) <b>C</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	

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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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.

