



Upper High Street, Epsom

The **PERSONAL** Agent

Guide Price £370,000

Leasehold

- No ongoing chain
- Stunning apartment
- Private Southerly balcony
- Impressive 703 Sq. ft of space
- Two double bedrooms
- Town centre location
- Spacious living/dining room
- Separate kitchen
- Luxury bathroom & ensuite
- Lift access



Set within a popular modern development, located within the very heart of Epsom Town Centre, this contemporary and well presented second floor apartment warrants immediate inspection to avoid disappointment, with a particular stand out feature being the Southerly facing private balcony that overlooks the Japanese inspired communal gardens.

Enjoying a well balanced footprint of 703 Sq. ft, the property benefits from a great aspect and a highly convenient position for both commuting and the practical element of the High Street shops making immediate viewing a priority.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned apartment benefits from spacious accommodation, private outside space, use of the peaceful communal gardens, underground parking and an abundance of natural light throughout.

Call vendors sole agent.

This is a real gem of a town centre apartment with two sensibly proportioned

double bedrooms, a generous living/dining room with private Southerly balcony, separate kitchen with integrated appliances, well finished main bathroom and ensuite and built-in storage cupboards in the welcoming entrance hall.

There is the rare addition of a private underground parking space that is included with this apartment, a lift service, well maintained communal areas and security video entry system in to the block. For further outside space, nearby Alexandra & Rosebery Parks are close by as is the world famous Epsom Downs and you also have full use of the Japanese inspired communal gardens within the development which truly sets this property apart from the crowd.

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 airports.

Tenure - Leasehold

Length of lease (years remaining) - 136

Annual ground rent amount (£) - 275.00

Annual service charge amount (£) - 4634.00 (includes all Thames Water bills)

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.

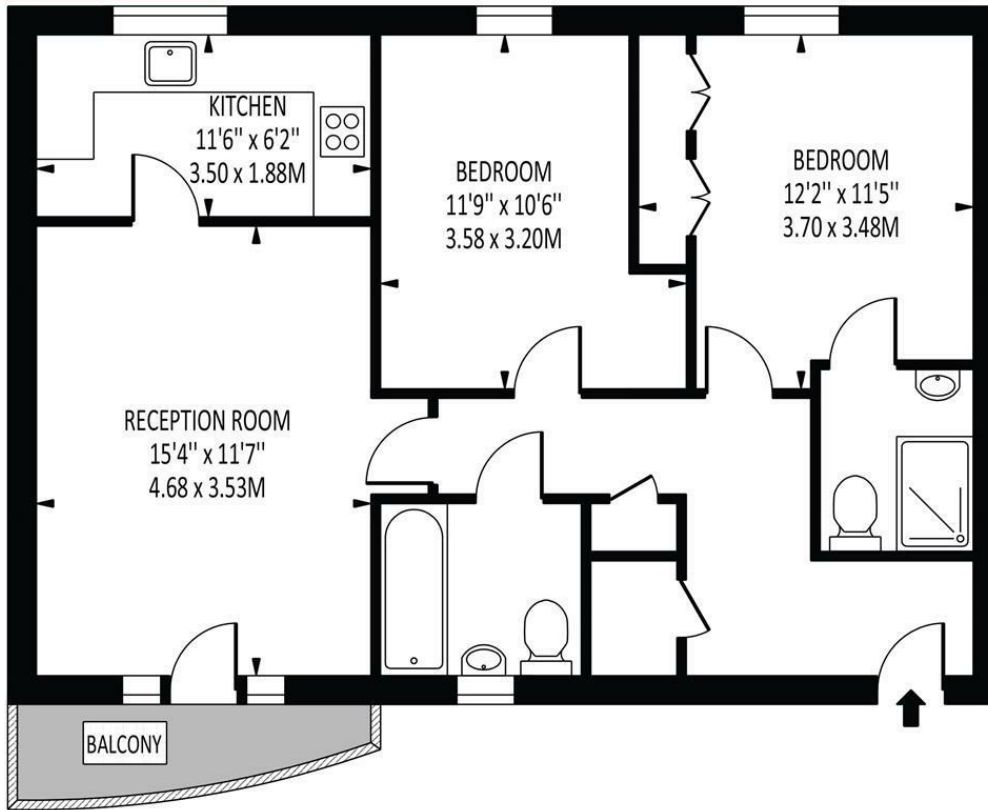




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Maple Gardens
Total Area: 703 SQ FT • 65.33 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	

Disclaimer: For Illustration Purposes only
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Cakes & Bakes

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COFFEE

COFFEE

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