



Dalmeny Way, Epsom

The **PERSONAL** Agent

# Guide Price £350,000

## Leasehold

- Two double bedrooms
- First floor modern apartment
- Tucked away in a cul-de-sac
- Town centre location
- 21ft living/dining/kitchen area
- Ensuite shower room & main bathroom
- Large utility cupboard
- Allocated parking bay
- Secluded communal rear garden
- Ideal Investment Or FTB

Set within a popular modern development built by award winning developer Crest Nicholson, this well proportioned first floor apartment enjoys a larger than average living room with Juliette balcony and an excellent position within this small cul de sac, just moments from the heart of Epsom Town Centre.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

This modern apartment offers two double bedrooms, open plan living space, main bathroom and en-suite, allocated parking and bike store as well as communal gardens.

The property benefits from a great aspect and a highly convenient position making immediate viewing a priority to avoid disappointment.



The apartment has a video security entry phone and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with a Juliette balcony with elevated outlook over the development as well as a secondary dual aspect window, open plan fitted kitchen with integrated appliances, impressive master bedroom with built-in wardrobes and ensuite shower room, second double bedroom and the modern white bathroom suite.

Further noteworthy points to mention include further large utility cupboard within the entrance hall, use of the communal gardens to the rear and an allocated parking bay. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

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) - 112  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 1480.00  
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.





**First Floor Flat**  
Mentmore House, Dalmeny Way, Epsom  
Total Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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>	<b>82</b>	<b>82</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	

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