



Briavels Court, Downs Hill Road, Epsom

The **PERSONAL** Agent

# Guide Price £340,000

## Leasehold

- Bright ground floor apartment
- Two double bedrooms
- Spacious lounge
- Modern kitchen
- White bathroom suite
- Security entry system
- Garage en block
- Short walk to town & station
- Close to Rosebery Park
- Catchment for well regarded schools

Located within this popular residential development just a short walk from the town centre, railway station and Rosebery Park, The Personal Agent are pleased to present this bright and spacious ground floor apartment that is offered to the market in very good order throughout with the added benefit of a garage in nearby block.

A particular feature of this apartment is the outlook from all rooms with large double glazed windows that add to the bright and airy feel as well as providing pleasant views of the surrounding gardens and development. From a practical sense there is also a good amount of built-in storage within the property which has two storage cupboards in the entrance hall and fitted cupboard space in both bedrooms.

Benefitting from a fantastic position and surrounded by extremely well maintained communal gardens, this bright and



spacious ground floor flat offers genuinely well balanced accommodation mixed with an abundance of light that is not usually associated with an apartment.

The property is offered to the market in very good general order throughout and benefits from a lounge/dining room, modern kitchen, two double bedrooms and a stylish, white bathroom suite. Further noteworthy points to mention include the garage en bloc, resident's parking, double glazing throughout and security entry system.

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) - 941  
Annual ground rent amount (£) - 25.00 p.a.  
Annual service charge amount (£) - 1440 p.a.  
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.



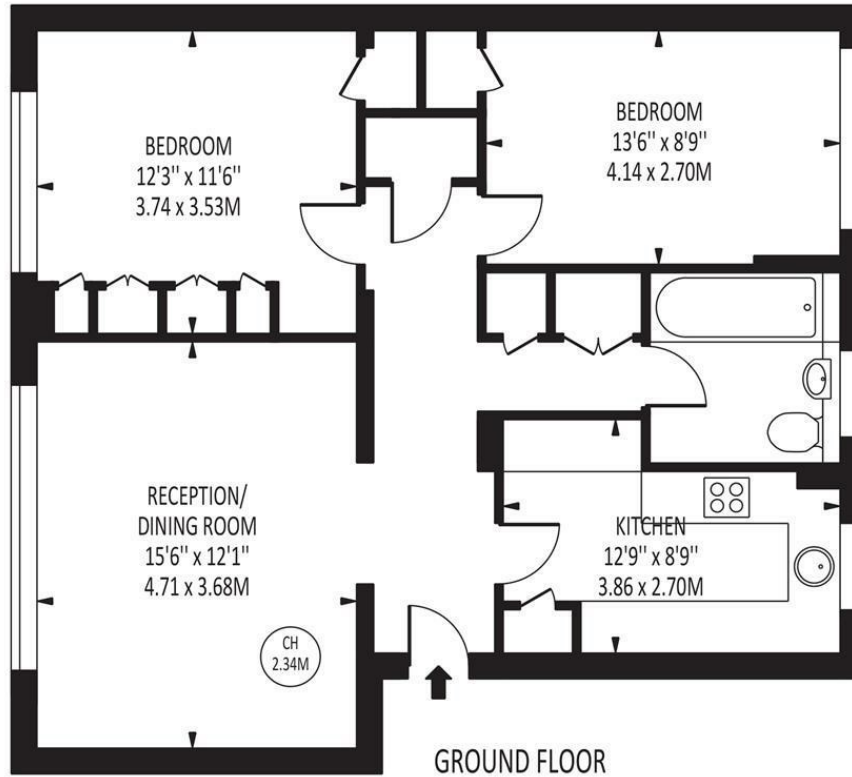


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**Briavels Court**

Total Area: 763 SQ FT • 70.89 SQ M



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>73</b>	<b>78</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	

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.

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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.

