



Ashley Road, Epsom

The **PERSONAL** Agent

# Guide Price £340,000

## Leasehold

- Highly desirable location
- Two double bedrooms
- Ground floor apartment
- Double aspect living/dining room
- Kitchen with views over communal gardens
- Garage In block & private store cupboard
- Short walk to Town & Station
- Share of freehold



The Personal Agent are proud to present this exceptionally positioned and rarely available ground floor apartment that is located within this popular development.

Perfect for those wanting to downsize but not downgrade, or a professional couple looking for the most hassle free of commutes, the apartment offers genuine convenience that is seamlessly blended with everything you would associate with this highly regarded location. The practical location would also be of interest to an investor looking for a turn-key buy-to-let.

Oxford Court is set on the corner of Worple Road and Ashley Road and enjoys access to a garage in block, ample communal parking, share of freehold and a proactive residents management association ensuring the smooth running that keeps this development in such great order.

The property comprises entrance hall, two spacious double bedrooms and a 16ft x 14ft living/dining room.

There is a lovely kitchen which enjoys view over the immaculate communal gardens, there is also a modern white bathroom suite. The apartment further benefits from the well maintained surrounding communal gardens, but if you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner or the open spaces of the famous Epsom Downs which is around 1 mile up the road.

Further noteworthy points to reiterate include garage in block, communal parking, ample fitted cupboard space within the apartment, further private external store cupboard and walking distance of Epsom town centre, railway station.

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) - 900+

Annual ground rent amount (£) - None

Annual service charge amount (£) - approximately 1200.00

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.

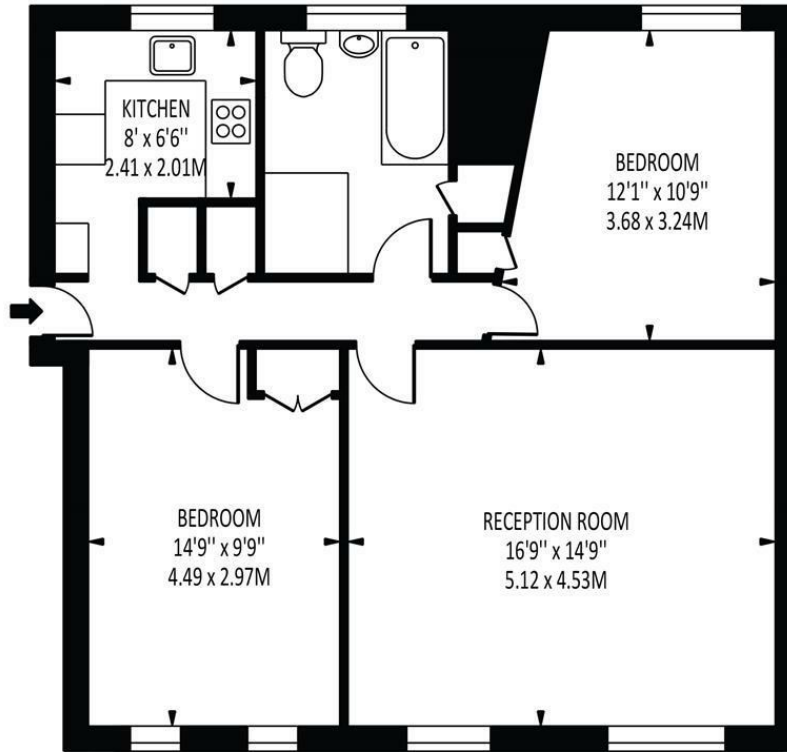




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**Oxford Court**  
Total Area: 749 SQ FT • 69.54 SQ M



**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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

