



Wimborne Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £335,000 Leasehold

- No chain
- Two double bedrooms
- First floor maisonette
- Heart of the College Area
- Private rear garden
- Newly decorated with new carpets
- Garage en bloc
- Walk to Town & Station
- Generous living room & kitchen
- Smart white bathroom room

****NO CHAIN**** Tucked away in a popular cul-de-sac within the highly sought after College Area of Epsom, this newly decorated first floor maisonette enjoys a fantastic position and offers the potential for the new owners to customise and place their own stamp on the property.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned maisonette benefits from spacious accommodation, a private rear garden and an abundance of natural light throughout.

The property benefits from two genuine double bedrooms and a really well balanced layout that when combined with the fantastic position, creates a truly rare opportunity that should not be missed. The property has been well maintained throughout and it should also be noted that it is fully double glazed throughout and benefits from gas central heating too.



The generous accommodation comprises own front door with private entrance, a spacious living/dining room and a fitted kitchen with ample fitted cupboards. In addition to the generous bedrooms, there is also a white bathroom suite.

The private rear garden is an excellent feature to the property and enjoys a degree of privacy as well as a garage set in a nearby block. The lease of the property is a good, healthy length with 115 years remaining, further adding to the desirability of this rarely available maisonette.

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) - 115
Annual ground rent amount (£) - 400.00
Annual service charge amount (£) - 0
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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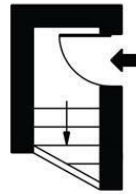
Wimborne Close

Gross Area: 704 SQ FT • 65.44 SQ M
(Excluding Garage)

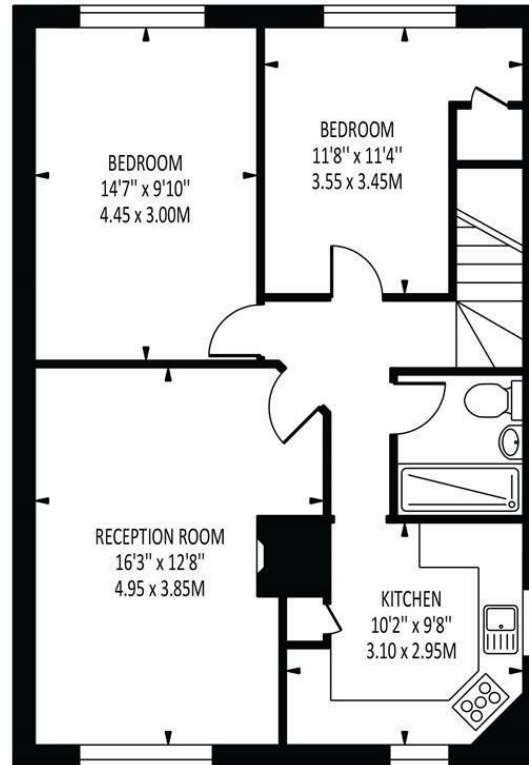


GARAGE

GROUND FLOOR



GROUND FLOOR
ENTRANCE



FIRST 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) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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