



Chase Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £275,000 Leasehold

- No chain
- Stunning ground floor maisonette
- High specification finish
- Modern kitchen
- Stylish and contemporary bathroom
- Ensuite Shower Room
- Two well proportioned bedrooms
- Private outdoor space
- Two parking spaces
- Freehold available with the sale of the property



NO CHAIN Enjoying a central location and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well-presented ground floor maisonette.

Having been expertly refurbished they have created a stylish, well-proportioned apartment enjoying a modern open plan lounge/kitchen/diner.

This modern apartment offers two well proportioned bedrooms, stunning open plan living space with defined kitchen/dining and living areas, sleek and stylish ensuite and family bathroom, outside space to the front of the property and two allocated parking spaces to the rear.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this

contemporary maisonette benefits from great school catchment as well as easy access to Rosebery Park, nearby Epsom Common and the Horton Country Park.

Steeped in history, Epsom has all that is needed for modern living. A leisurely stroll into the town offers a wide range of popular high street shops, a lovely mix of independent boutiques and a fabulous choice of gastro-pubs, cafés and restaurants to suit all culinary palates.

Surrounding Epsom town centre are miles of tracks and trails to explore on foot or by bike, taking you through the enchanting woodlands of Epsom and Ashted Common, Horton Country Park or across the famous Epsom Downs.

London is only 35 minutes by train from Epsom so if its commuting for work or a night out on the town, it's made very easy with numerous trains each hour to Waterloo, Victoria and

London Bridge.

Tenure - Leasehold (freehold available with the sale of the property)

Annual ground rent amount (£) - £150

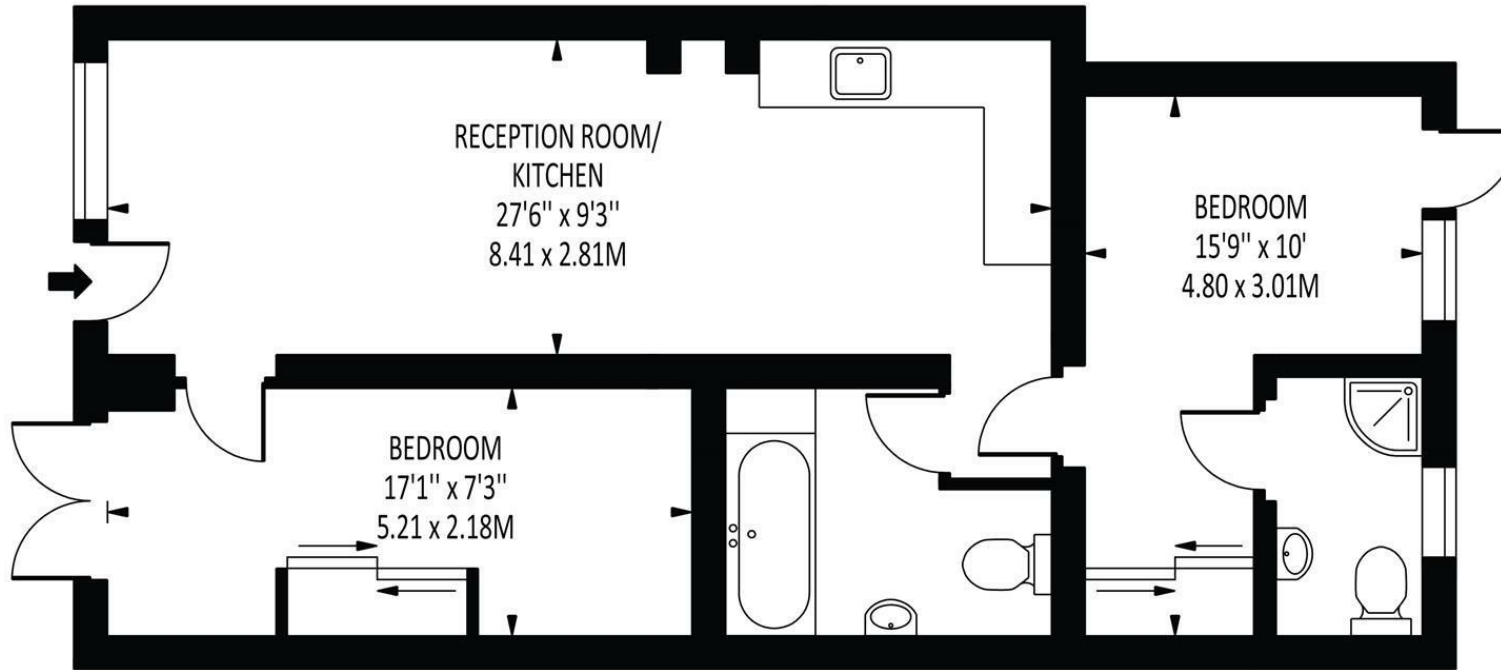
Annual service charge amount (£) - £1345

Council tax band - TBC

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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