



Ashley Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Leasehold

- Stunning ground floor apartment
- Amazing town centre location
- Offering 835 sq ft of space
- Two well proportioned double bedrooms
- Modern family bathroom
- Impressive 19ft living/dining room
- Allocated parking and communal courtyard
- 150 meters from Rosebery Park
- Grade II listed
- Moments from Station & High Street



Welcome to this exquisite ground floor apartment located on Ashley Road in the charming town of Epsom. This stunning grade II listed property boasts two bedrooms, a family bathroom, and reception room spread across approximately 835 sq ft of living space.

Step into a world of elegance and history as you enter this apartment with its high ceilings and beautiful sash windows, creating a light and airy atmosphere throughout. The building itself dates back to the 1700s, adding a touch of historic charm to your everyday living experience.

Conveniently situated in the heart of Epsom Town Centre, this home offers practicality at its finest. With Epsom Station just a short stroll away, commuting is a breeze for those working in the city or exploring the countryside.

The property was expertly converted in 2019 with input from Historic England to ensure the preservation of its heritage. The result is a home that seamlessly blends character with modern convenience. Every corner of this apartment exudes style and sophistication, making it a truly special place to call home.

Don't miss the opportunity to own a piece of history in this beautifully restored apartment that offers a perfect mix of old-world charm and contemporary living. Contact us today to arrange a viewing and make this dream home yours.

With a security entry system providing access to a smart and bright reception hall, is safe to say that the first impression of this property is impressive.

Being on the ground floor brings an added layer of ease with a generous and welcoming entrance hall leading to the stunning 19ft x 16ft living/dining room which leads in to the modern kitchen.

The principal bedroom enjoys built in storage whilst the second double bedroom is a well proportioned double with both being serviced by a white suite family bathroom. Outside there is an allocated parking bay and a paved communal courtyard to the rear as well as the open spaces of Rosebery Park which is just a few hundred metres away.

Epsom town centre itself offers a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports

facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold
Length of lease (years remaining) - 120
Annual ground rent amount (£) - 400.00
Annual service charge amount (£) - 2000.00
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.

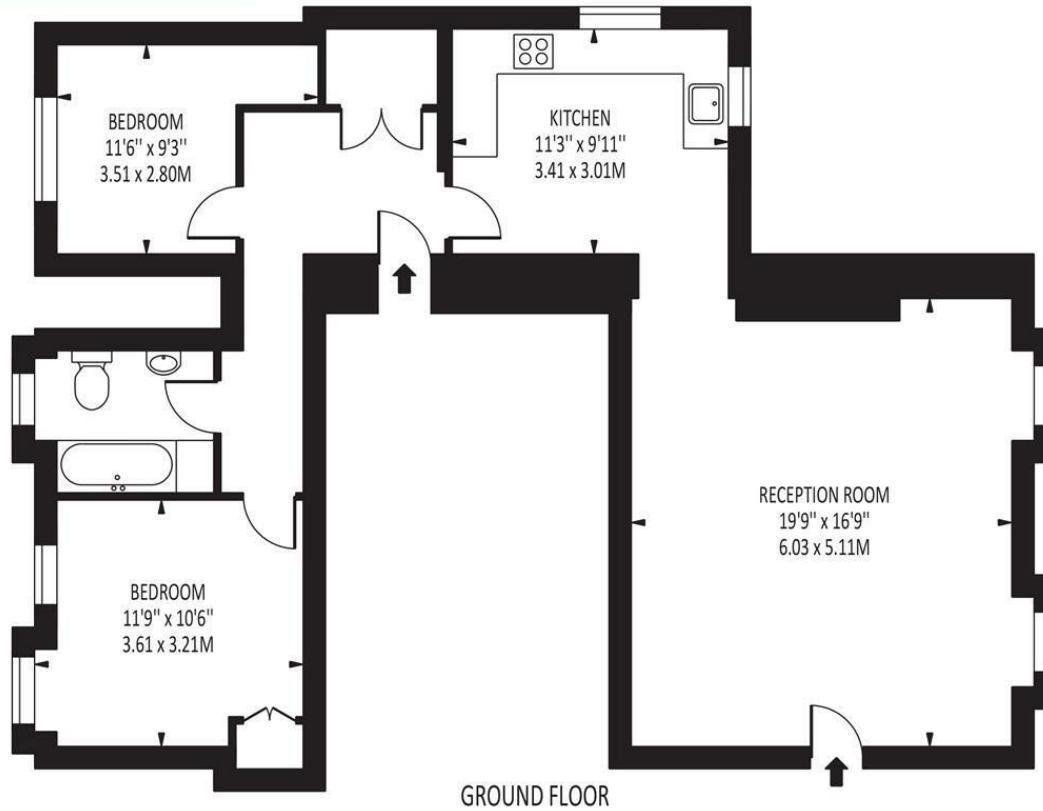




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Ashley House

Total Area: 835 SQ FT • 77.57 SQ M



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		7	7
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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