



East Street, Epsom

The PERSONAL Agent

Guide Price £325,000

Leasehold

- Wallace Fields location
- Two generous double bedrooms
- 756 Sq Ft. top floor apartment
- 24ft living/dining area & kitchen
- Fitted wardrobes & further storage
- Ensuite shower room & main bathroom
- Walk to shops, stations & schools
- Allocated parking bay & visitors parking
- Close proximity of Alexandra Park
- Call vendors sole agent to view



Located within the periphery of the highly popular Wallace Fields area and walking distance of Epsom town centre, Epsom and both East and West Ewell railway stations, this well presented top floor apartment warrants immediate inspection to fully appreciate the generous and impressive space that totals 756 Sq. Ft, as well as the many practicalities on offer and huge amount of natural light this fine apartment enjoys.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine apartment.

As soon as you step through the front door the stylish feel of the property with its characterful eaves roof lines is immediately evident.

The property benefits from bright accommodation with a stunning open plan living area which is cleverly divided into a lounge area, dining area and a kitchen area. There is a huge amount of natural light throughout.

Further noteworthy points to mention include two generous double bedrooms, a home study area, ensuite shower room and a spacious bathroom. There are also fitted wardrobes in each bedroom as well as storage and cupboards in the entrance hallway, allocated parking space and well maintained communal areas.

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) - 125
Annual ground rent amount (£) - 100.00
Annual service charge amount (£) - 1638.00
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.

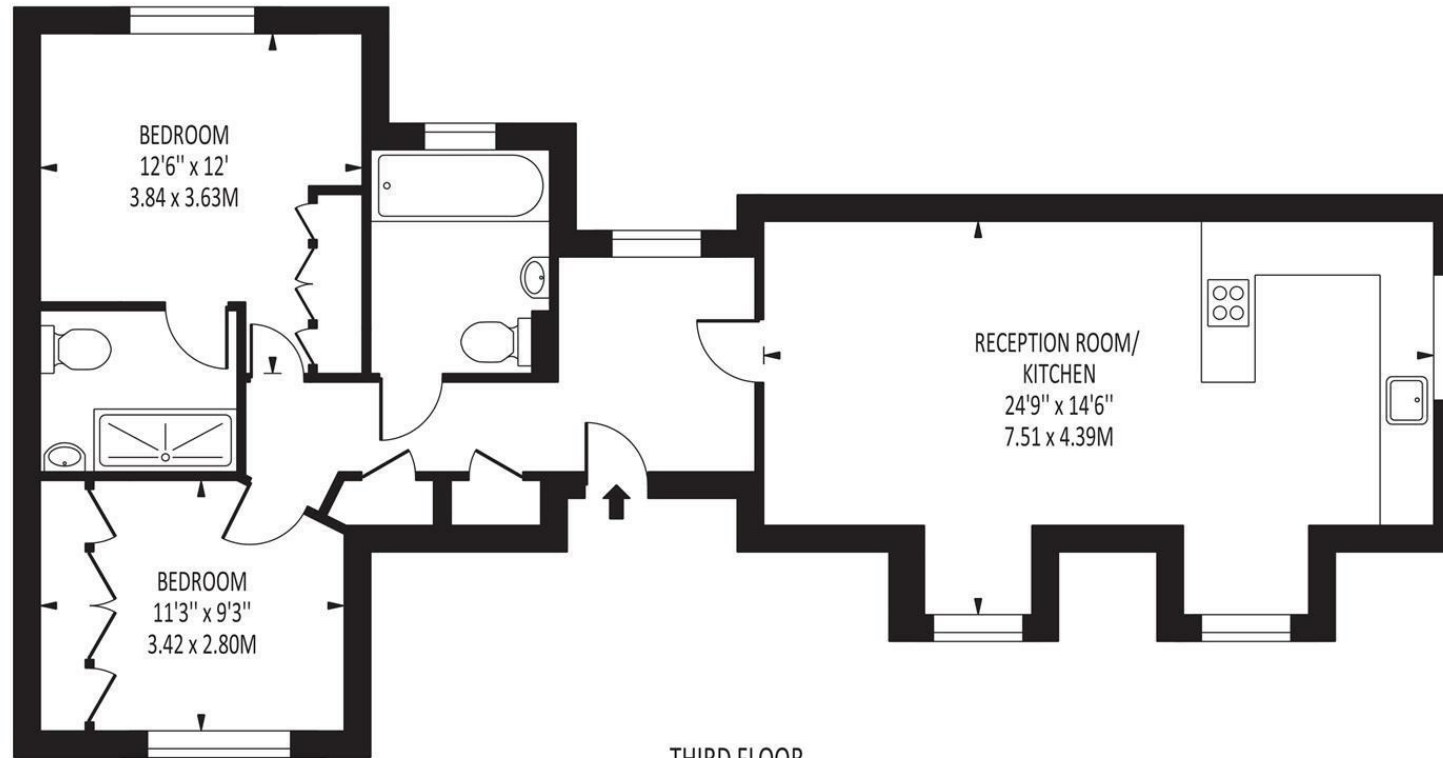




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St Georges Court

Total Area: 756 SQ FT • 70.24 SQ M



THIRD 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			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(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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GIVE WAY

6300