



Station Approach, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Leasehold

- End of chain
- Three Spacious Bedrooms
- Private 25ft Garden Terrace
- Allocated Parking Bay
- Large 28ft Lounge/Dining Room
- Open Plan Kitchen
- Bathroom & Separate W.C
- Heart of The Town Centre



**** END OF CHAIN**** With stunning elevated far reaching views over Epsom and up to Epsom Downs, this contemporary 5th floor apartment warrants immediate inspection to fully appreciate the flexible and bright accommodation.

The property benefits from a 25ft private terrace, spacious living/dining room, open plan kitchen, three well proportioned bedrooms, main bathroom and a separate W.C. Further noteworthy points to mention include lift service, security entry system and allocated parking space. Viewing strongly advised by vendors sole agent.

The property itself offers just shy of 1000 sq ft of accommodation. An entrance hall with a storage cupboard leads through to a 28ft living/dining area which is open plan to the kitchen creating a great social and entertaining space. All the bedrooms are nicely proportioned with a modern bathroom

with a white suite completing this well balanced accommodation.

The property is served by a security entry phone system and a lift and represents a fantastic blank canvas for someone to put their stamp on. A further stand out feature includes an allocated parking bay.

We would highly recommend arranging a viewing of this sensibly priced apartment at your earliest convenience.

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 a 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 southwest of London. 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 airports.

Tenure - Leasehold

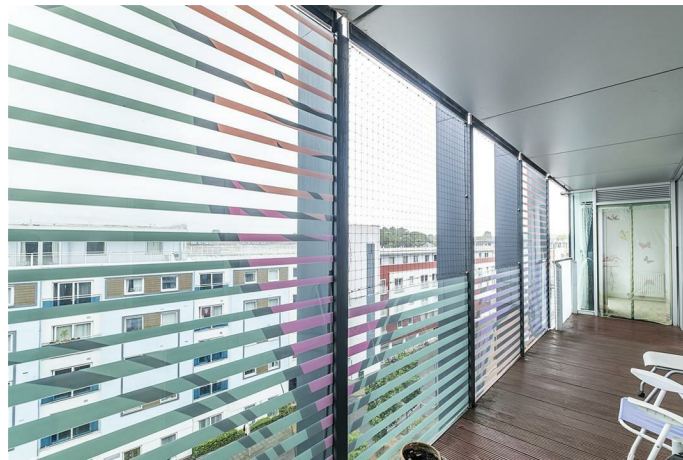
Length of lease (years remaining) - 114

Annual ground rent amount (£) - Included in Service Charge

Annual service charge amount (£) - 2735.76

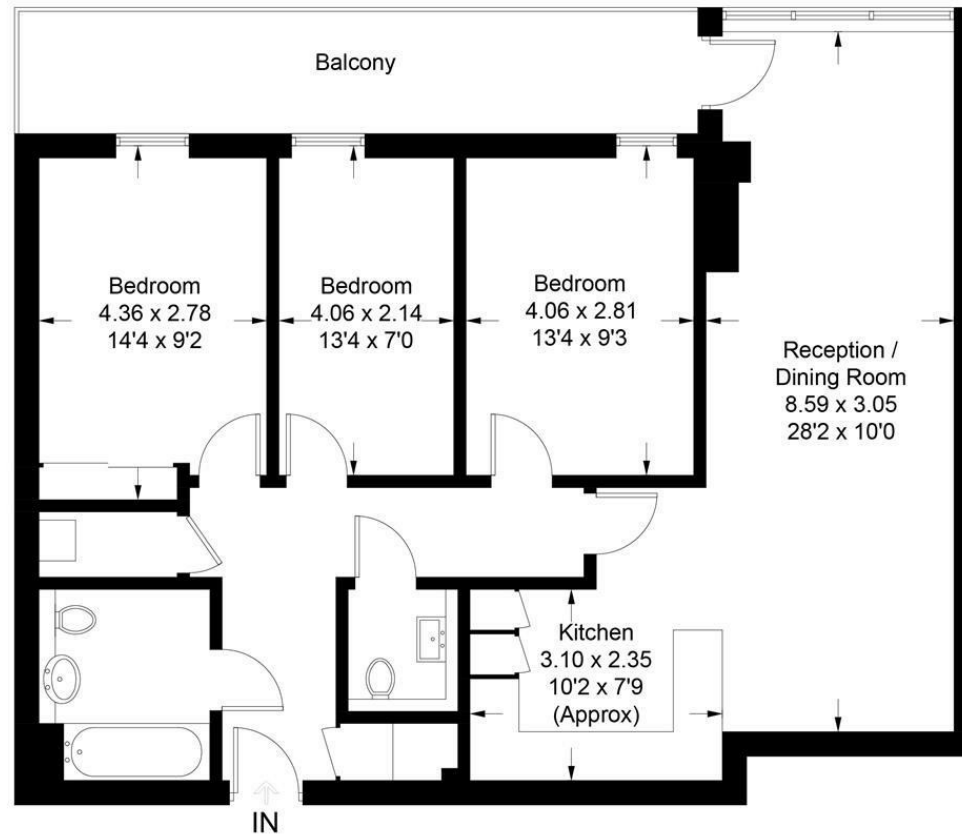
Council tax band - D

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.





Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984867)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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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Agent

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.

