



Queen Alexandras Way, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- No ongoing chain
- Ground floor apartment
- Two generous double bedrooms
- Large living/dining room
- Spacious kitchen/breakfast room
- Ensuite shower room & main bathroom
- Ample fitted cupboard & wardrobe space
- Two allocated parking bays plus visitors parking
- Southerly communal gardens & parkland
- Close proximity to Town, Station & shops



The Personal Agent are especially proud to offer this deceptively spacious and well presented ground floor apartment. Located within a popular and rarely available building on the highly desirable Manor Park.

Boasting generous sized rooms and a great position with a Southerly aspect overlooking the communal gardens and parkland, the property offers extremely well balanced and bright accommodation with early inspection being strongly advised to avoid disappointment.

A particular feature is the spacious living/dining room and the generous kitchen/breakfast room that both provide fantastic entertaining spaces.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and Stamford Green primary school making this home ideally positioned.

As you step through the front door into the welcoming entrance hallway the great feel of the property is immediately evident. The impressive

living/dining room is a fantastic size which enjoys large windows overlooking the Southerly facing gardens. The fitted kitchen/breakfast room makes a truly social entertaining space which in turn enjoys a pleasant outlook. The master bedroom with built-in wardrobes and the ensuite shower room is a great size, there is a further double guest bedroom with fitted cupboard and the main bathroom.

A further noteworthy point to mention is two allocated parking bays to the front of the building, further visitors parking bays located close to the property and no ongoing chain.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Southfield Park. There are excellent transport links at Epsom railway

station which provides regular trains to London Waterloo, Victoria & London Bridge.

Tenure - Leasehold
Length of lease (years remaining) - 100
Annual ground rent amount (£) - 474.32
Annual service charge amount (£) - 2000.00 (Approximately)
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.

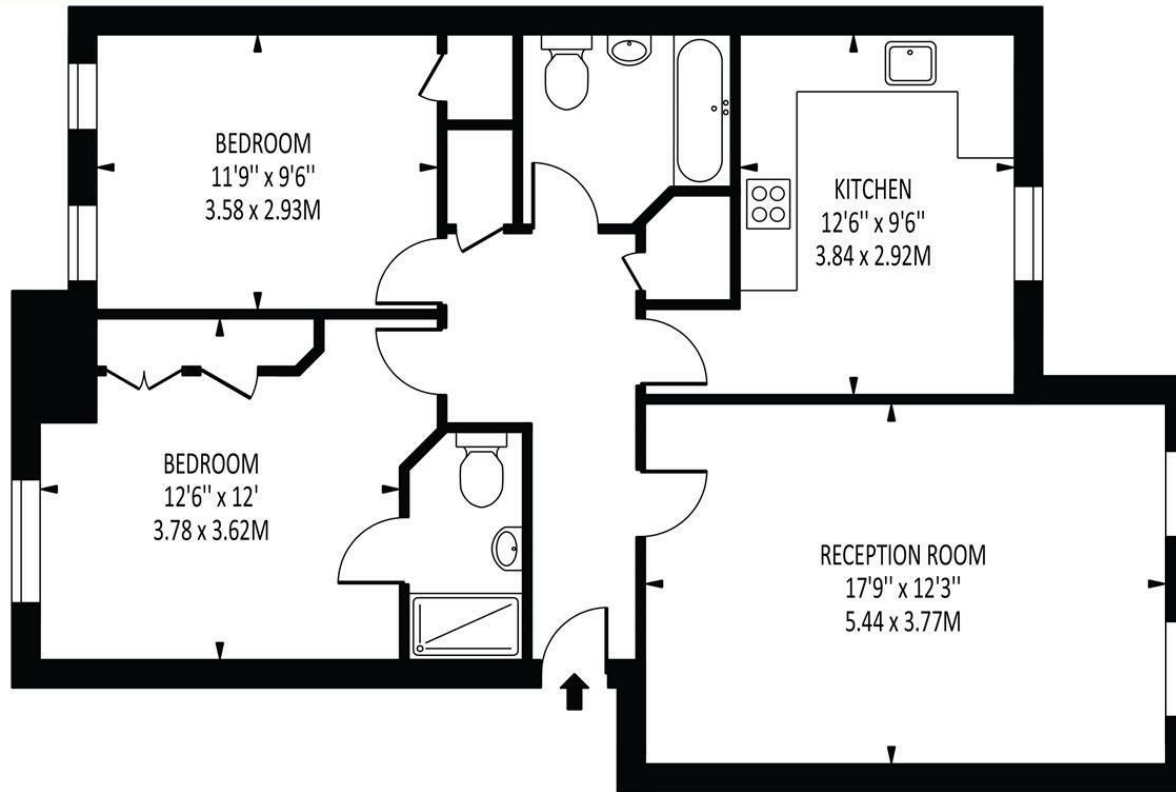




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Chichester House
Total Area: 817 SQ FT • 78.89 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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

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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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