



Garland House, Ashley Road, Epsom

The **PERSONAL** Agent

# Guide Price £365,000

## Leasehold

- No chain
- Situated In The Chalk Lane Conservation Area
- 633 Sq. Ft, spacious third floor apartment
- Private 290 sqft South/Westerly facing balcony
- Stylish & contemporary kitchen
- Luxurious bathroom
- Allocated underground parking bay
- Long lease
- Remainder of the ten year building warranty
- Easy access to town, station & green spaces



**\*\*NO CHAIN\*\*** The Personal Agent are pleased to present one of the largest one bedroom flats within this contemporary block that forms part of The Woodcote, an architecturally designed and seriously impressive development within the Chalk Lane Conservation Area of Epsom.

Built in 2022 and enjoying the remainder of a ten year building warranty and guarantee, every element of this property has been designed to enable you to live in style and comfort, with quality integrated appliances, stone worktops, state-of-the-art kitchen and a truly elegant bathroom, all hand-picked and finished with style and expertise.

Furthermore, there is a communal roof terrace, ample storage in the bedroom and hallway, an underground allocated parking bay, cycle storage and arguably the wow factor of this flat is the private approximately 290 sq. ft balcony that is a fantastic space for relaxing or entertaining!

Finding a better example of a one bed apartment will be hard to do.

Benefitting hugely from a bright, South/Westerly facing aspect, this apartment is filled with lots of light, plus with the private balcony and outside

space enjoying all of the afternoon sun too, it really ticks a lot of boxes.

From a practical sense, the development is within easy walking distance of the Town Centre, Station, Rosebery Park and the picturesque Chalk Lane offers a nice leafy walk that ends up at The Queens Stand on the world famous Epsom Downs. In short the fantastic location that this home enjoys is mirrored by the high standard of finish and impressive layout.

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 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 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) - 997  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £1550  
Council tax band - C

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.



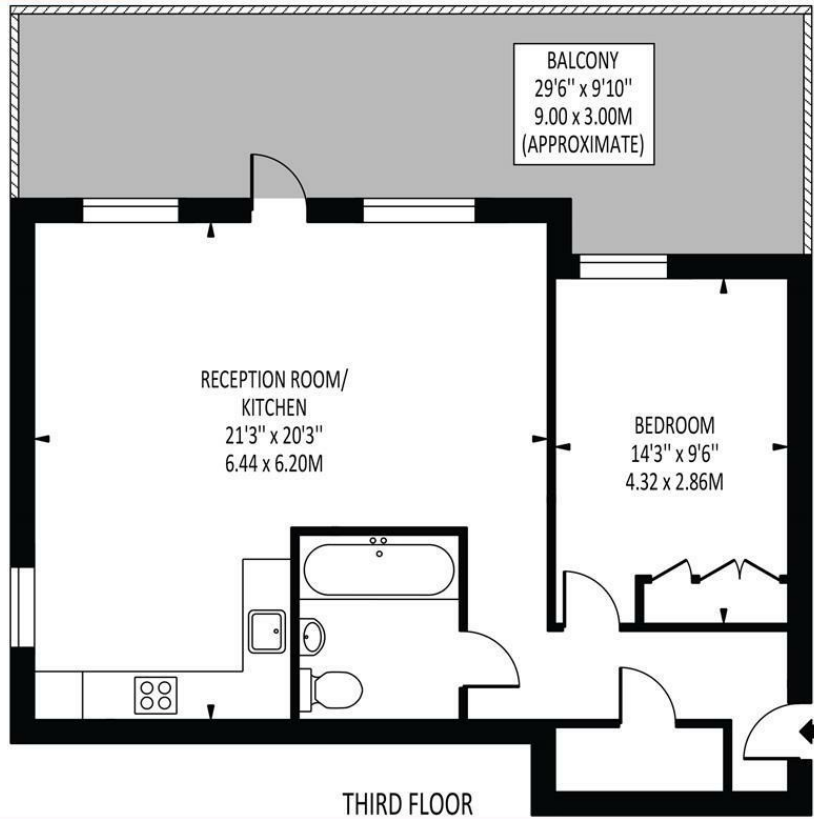


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### Garland House

Total Area: 878 SQ FT • 81.57 SQ M  
 (Including Balcony)  
 Balcony Area : 245 SQ FT • 22.73 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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**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.

