



The Parade, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £300,000 Leasehold

- Landmark development
- Heart of Town Centre
- Minutes from High Street & Station
- Stunning modern apartment
- Two bedrooms
- Modern bathroom
- Impressive living/dining room
- New Boiler in 2023
- Pretty communal gardens
- Underground parking space



Enjoying a truly wonderful position, this modern top floor apartment was built in 2012 and is set within this rarely available landmark development, which is tucked away, but still in the very heart of Epsom town centre.

Perfect for those wanting to downsize but not downgrade, or a professional couple looking for hassle free commutes, this superb apartment provides over 700 sq ft and offers genuine convenience that is seamlessly blended with everything you would associate with a modern flat. The property benefits from a communal garden, but if you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner.

The apartment benefits from contemporary and stylish design touches throughout with a genuine amount of natural light, making it a must see! We are recommending immediate viewing to fully appreciate the position, accommodation, and convenience that this fine property provides.

As soon as you step through the front door the amazing feel of the property is immediately evident. The large entrance hallway really sets the scene and provides a welcoming space with ample fitted storage including a utility

cupboard. The open plan reception area measures 21ft x 14ft and is an excellent entertaining/social space with defined living/dining and kitchen areas. The two bedrooms are well proportioned and there is also a luxurious bathroom, which enjoys Porcelanosa fittings.

The flat is well insulated with a gas boiler giving an EPC rating of high C. There is gated underground parking with lockable bike storage, a lift service and a well maintained communal garden with seating that residents can enjoy at their leisure. Some of the neighbouring parking spaces have added charging points for plug in hybrid/electric cars.

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 southwest 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

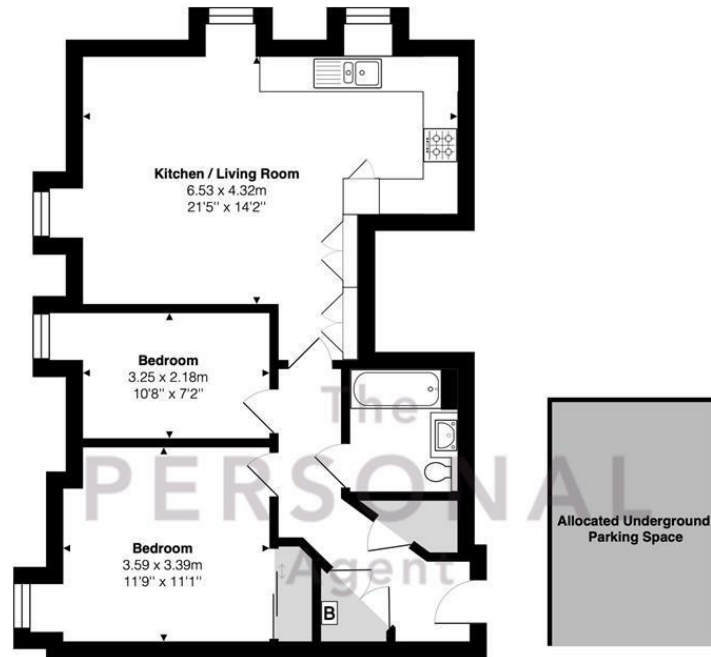
airports. Trains go directly to London Waterloo, London Victoria and London Bridge and Epsom is covered in the Oyster zone.

Tenure - Leasehold  
Length of lease (years remaining) - 113  
Annual ground rent amount (£) - 300.00  
Annual service charge amount (£) - 2018.42  
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.







**Second Floor**

The Old Court House, The Parade, Epsom

Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>80</b>	<b>80</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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