



1 Chase Road, Epsom

The **PERSONAL** Agent

# Guide Price £450,000

## Leasehold

- 0.2 of a mile to Epsom Railway Station
- Modern top floor apartment
- Impressive 829 Sq. Ft of space
- Private covered balcony
- Two large double bedrooms
- Ensuite shower room & main bathroom
- Generous 16ft x 15ft reception room
- Spacious modern kitchen
- Allocated parking bay
- 994 year lease with potential share of freehold



The Personal Agent are proud to present a stunning example of an immaculately presented top floor apartment that offers approximately 829 Sq Ft of beautiful living space, with Southerly facing private balcony and easy access to the town centre which is just 0.2 of a mile away.

The first impressions of this apartment are fantastic with so much natural light throughout.

Accommodation briefly comprises a 16ft x 15ft living/dining room that really has the 'wow' factor and is open plan to a beautiful spacious kitchen/breakfast area, which creates the ultimate social and entertaining space. There is a stunning principal bedroom with contemporary ensuite, generous second double bedroom with an abundance of natural light and a spacious main bathroom.

The finish, presentation and position of the property itself

mirrors the superb location and would make it perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. Essentially the great aspect and highly convenient position makes immediate viewing a priority, to avoid disappointment.

The property further benefits from an allocated parking space, remainder of the new homes warranty and reasonable service charges with potential for share of freehold.

Located only 0.2 miles from Epsom railway station, Chase Court is a commuters dream with direct links taking you direct to London Bridge, London Waterloo and London Victoria - all within approx. 35 minutes.

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) - 996  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1300.00  
Council tax band - E

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.

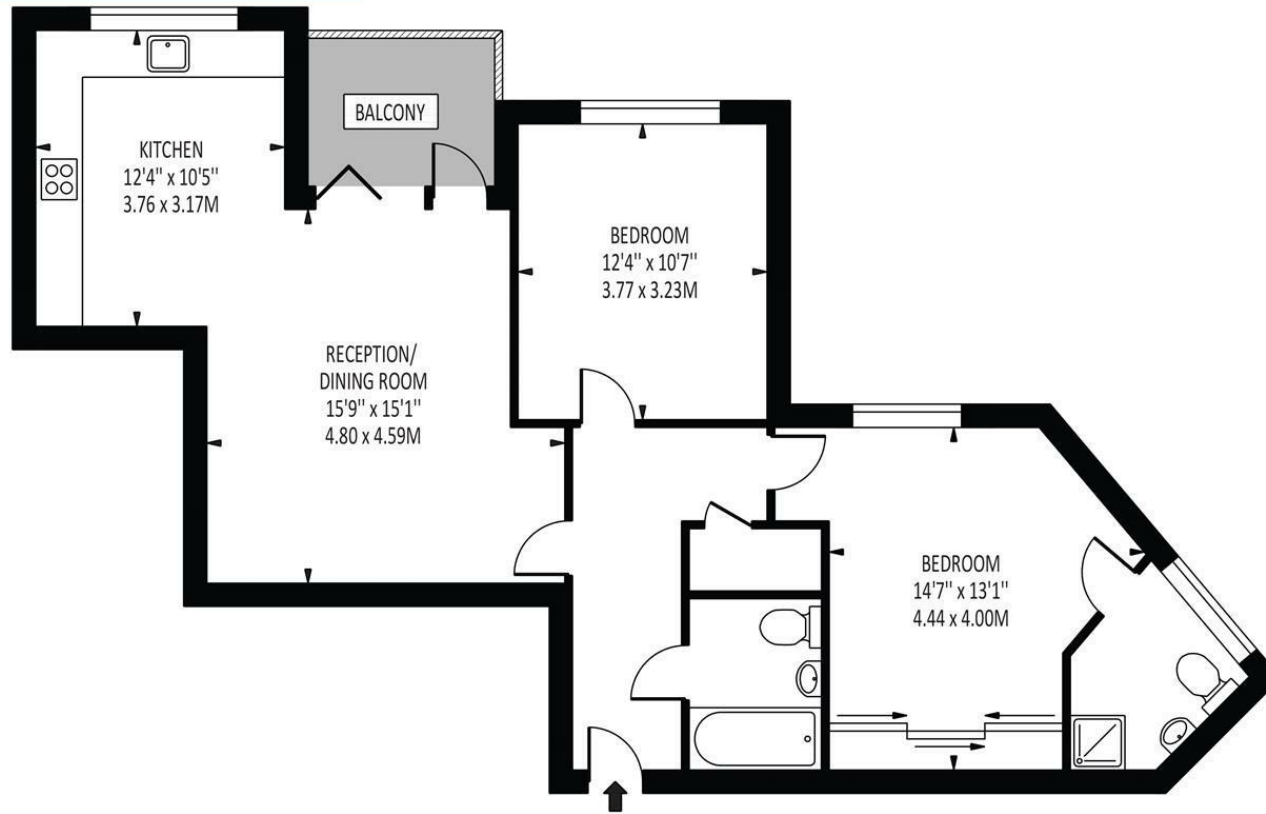




The **PERSONAL** Agent



**Chase Court**  
Total Area: 829 SQ FT • 76.98 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	

**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.



The **PERSONAL**  
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.

