



Ashley Road, Epsom

The **PERSONAL** Agent

# Price Guide £390,000

## Leasehold

- Being sold via Secure Sale online bidding
- Stunning ground floor apartment
- Offering 835 sq ft of space
- Two well proportioned double bedrooms
- Modern family bathroom
- Impressive 19ft living/dining room
- Allocated parking and communal courtyard
- 150 metres from Rosebery Park
- Grade II listed
- Amazing town centre location



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £390,000

Auctioneers Additional Comments Tel. 0191 625 0242

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

This ground floor apartment is located on Ashley Road in Epsom. This stunning grade II listed property boasts two bedrooms, a family bathroom, and reception room spread across approximately 835 sq ft of living space. As you enter this apartment its high ceilings and

beautiful sash windows, are immediately evident. The building itself dates back to the 1700s, and is conveniently situated in the heart of Epsom Town Centre. With Epsom Station just a short stroll away, commuting is a breeze for those working in the city or exploring the countryside.

The property was expertly converted in 2019 with input from Historic England to ensure the preservation of its heritage. With a security entry system providing access to a bright reception hall, which leads to a 19ft x 16ft living/dining room and modern kitchen. The principal bedroom enjoys built in storage whilst the second double bedroom is a well proportioned double with both being serviced by a white suite family bathroom. Outside there is an allocated parking bay and a paved communal courtyard to the rear.

Tenure - Leasehold

Length of lease (years remaining) - 120

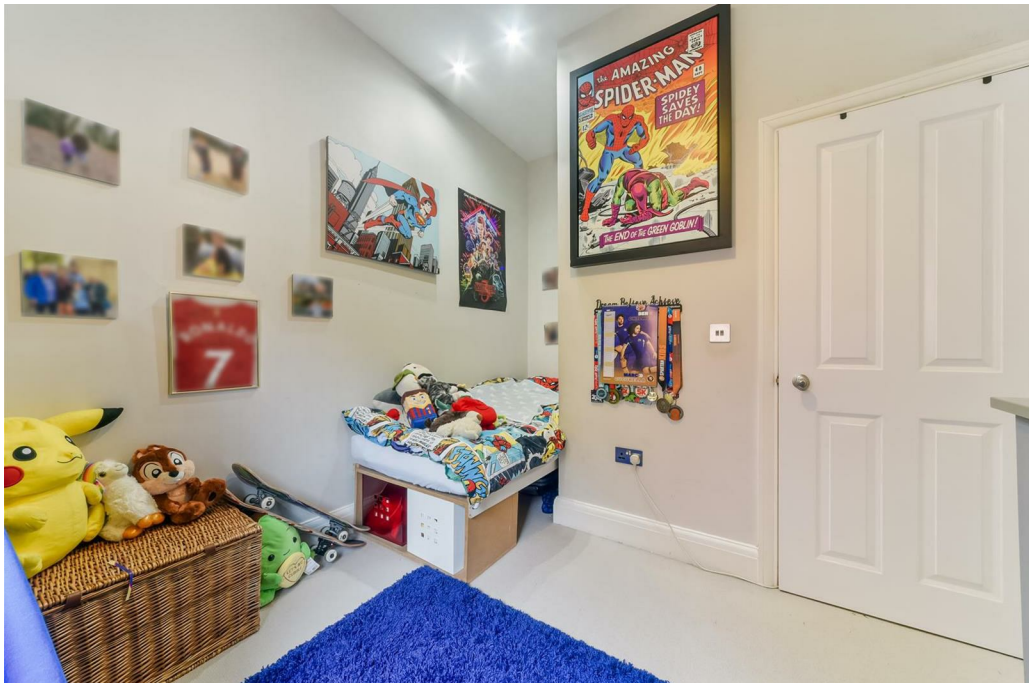
Annual ground rent amount (£) - 400.00

Annual service charge amount (£) - 2000.00

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.

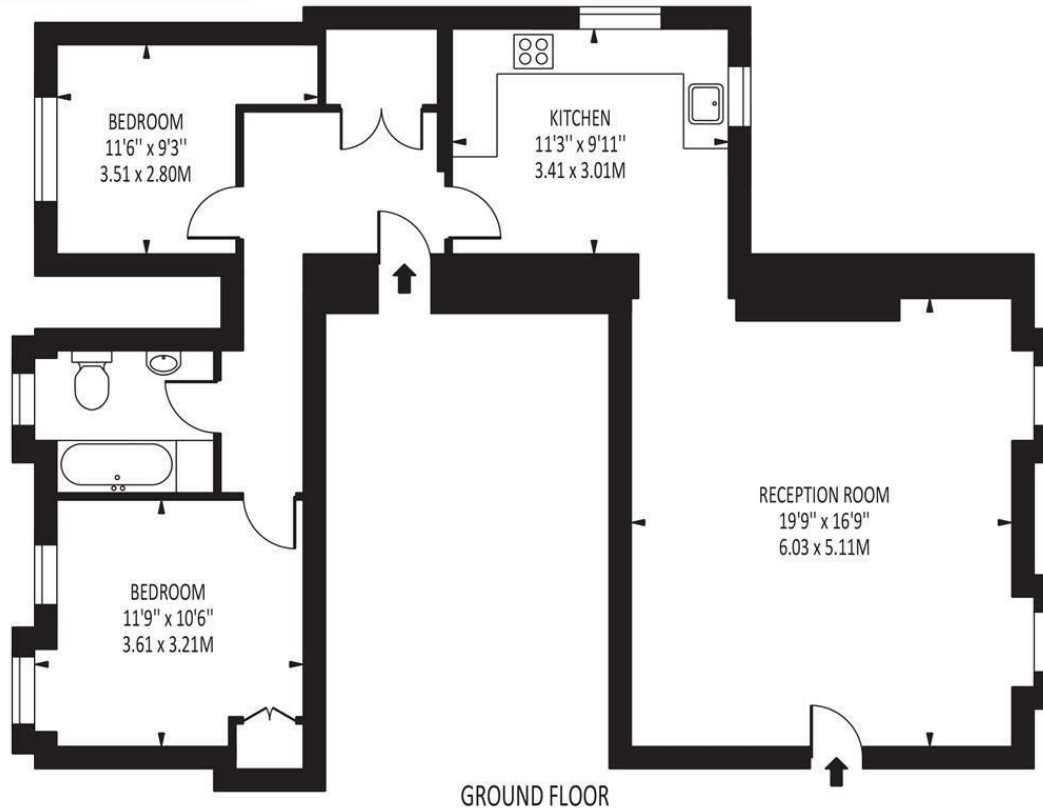




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## Ashley House

Total Area: 835 SQ FT • 77.57 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>			
(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>		<b>7</b>	<b>7</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.

