



Ashley Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Leasehold

- Stunning ground floor apartment
- Amazing town centre location
- Offering 968 sq ft of space
- Two generous double bedrooms
- Ensuite shower room & main bathroom
- Impressive 21ft living/dining room
- Contemporary open plan kitchen
- Allocated parking and communal courtyard
- 150 meters from Rosebery Park
- Moments from Station & High Street



The Personal Agent are pleased to present this stunning ground floor apartment that provides approximately 968 sq ft of light and spacious accommodation with high ceilings, sash windows and plantation shutters that all help to provide the ultimate first impression.

Perfect for those wanting to downsize but not downgrade, or perhaps a buyer looking for that rare blend of character features with modern living, this wonderful home is set within an attractive and historic building that is perfectly located within the very heart of Epsom Town Centre, enjoying practicality in abundance whilst also being just a short walk from Epsom Station.

Expertly converted in 2019 alongside consultation from Historic England due to the grade II listed nature of these beautiful buildings, this fine apartment is fitted to a truly high specification and is the perfect mix of character, style and modern convenience.

The main house was built around 1750 as a palladium mansion and the smaller annexe building which this apartment sits within was a later addition in the 19th century. However, in more recent years it has been used as a

registry office and now enjoys some of the best and most practical town centre living that Epsom has to offer.

With a security entry system providing access to a smart and bright reception hall, it is safe to say that the first impression of this property is impressive.

Being on the ground floor brings an added layer of ease with a generous and welcoming entrance hall leading to the stunning living/dining room which is open plan to the modern kitchen. In fact, this space measures 31ft in its entirety and is the perfect bright space for day to day life but also doubles as an amazing entertaining space.

The principal bedroom enjoys a modern shower room and fitted wardrobes whilst the second double bedroom has its own bathroom just next door. There is also a fitted double utility cupboard. Outside there is an allocated parking bay and a paved communal courtyard to the rear as well as the open spaces of Rosebery Park which is just a few hundred metres away.

Epsom town centre itself offers a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports

facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Tenure - Leasehold

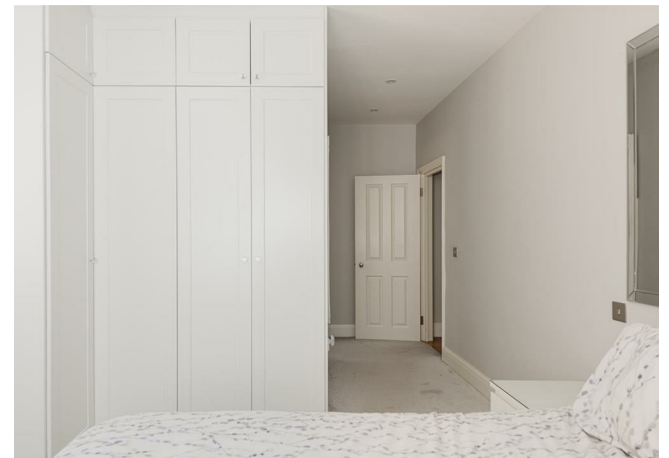
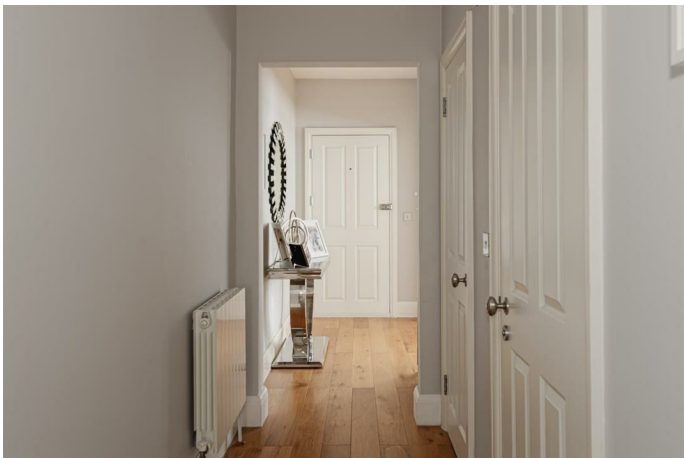
Length of lease (years remaining) - 2144 (121 years remaining)

Annual ground rent amount (£) - 465.00

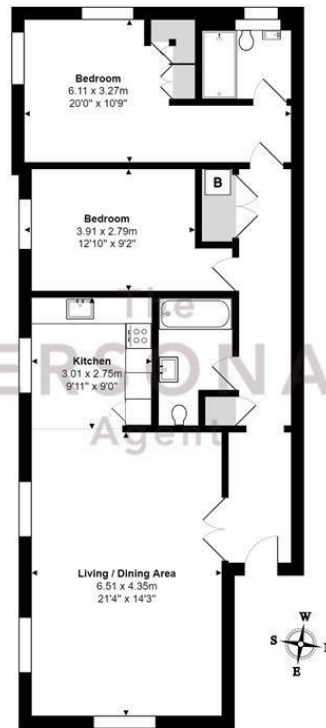
Annual service charge amount (£) - 1800.00

Council tax band - Epsom and Ewell 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.







**Ground Floor Flat**

Ashley House, Ashley Road, Epsom

Total Area: 89.9 m<sup>2</sup> ... 968 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>59</b>
(39-54) <b>E</b>		<b>25</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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