



Downs Lodge Court, Epsom

The **PERSONAL** Agent

Offers In Excess Of £375,000 Leasehold - Share of Freehold

- First floor apartment
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Kitchen with Integrated Oven
- Four Piece Bathroom Suite
- Garage En Bloc
- Residents Parking
- Beautiful Communal Gardens
- Superb Location
- Short Walk to Town & Station



If you are looking for a well presented, spacious and centrally positioned apartment, then we would highly recommend viewing this excellent example. Downs Lodge Court is a sought after development of apartments located just a short walk from Epsom's bustling High Street and mainline station.

Perfect as a first time buy or investment, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect with huge amounts of natural light and a highly convenient position making immediate viewing a priority to avoid disappointment.

The Personal Agent are delighted to offer to the market this exceptional apartment. Accessed via well maintained communal parts, the property consists of an entrance hall with storage cupboards, large dual-aspect lounge/diner, kitchen with integrated oven, four piece bathroom suite and two double

bedrooms.

Further features include beautifully maintained communal gardens, garage en bloc and resident's parking. The property must be viewed first hand to be fully appreciated.

Downs Lodge Court is one of Epsom's most desirable developments with well maintained landscaped communal gardens, residents parking and is just moments from the town centre. 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, including films and concerts. 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 - Share of Freehold
Length of lease (years remaining) - 937
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - 1920.00
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.

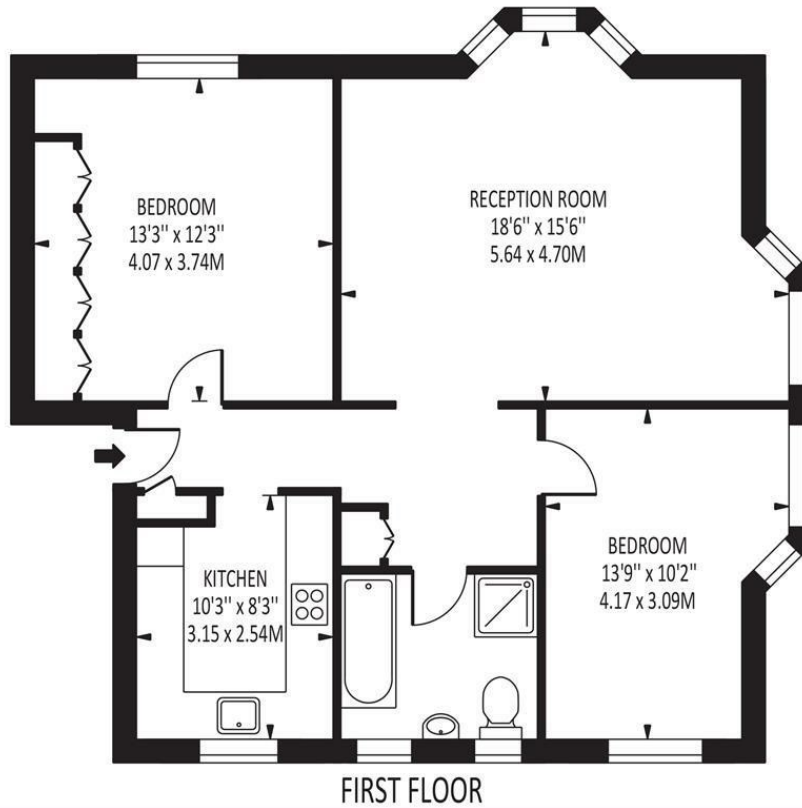




The **PERSONAL** Agent

Downs Lodge

Total Area: 788 SQ FT • 73.19 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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

