



Yeomanry Close, Epsom

The **PERSONAL** Agent



# Guide Price £255,000

## Leasehold - Share of Freehold

- First floor apartment
- One double bedroom
- Spacious living/dining room
- Modern fitted kitchen
- White bathroom suite
- Perfect first time buy or buy to let
- Walk to Town, Station & shops
- Resident's parking & communal gardens



The Personal Agent are pleased to present to the market this bright and well positioned first floor apartment that enjoys a pleasant elevated outlook.

Perfect as a first time buy or a buy to let investment, the property enjoys a highly convenient location coupled with a fantastic position being tucked away at the end of a cul-de-sac, this top floor apartment warrants immediate inspection to fully appreciate its bright and light rooms, double glazing, gas central heating and resident's parking.

Firle Court provides the perfect balance for someone seeking a highly convenient location blended with a tranquil feel and this particular apartment enjoys arguable the best position near the end of the development.

The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.80 of a mile away, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

The property benefits from a security entry phone system, a well-proportioned 18ft living/dining room with a door to a separate fitted kitchen, a white bathroom suite, well-proportioned double bedroom, separate entrance hallway and two built-in storage cupboards.

Further noteworthy points to mention include use of a loft space, resident's parking, use of the many further visitor's parking and easy access to local amenities too.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Nearby 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.

Epsom is a popular commuter town, located to the south west 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.

Tenure - Leasehold - Share of Freehold  
Length of lease (years remaining) - TBC  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £1,174  
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.







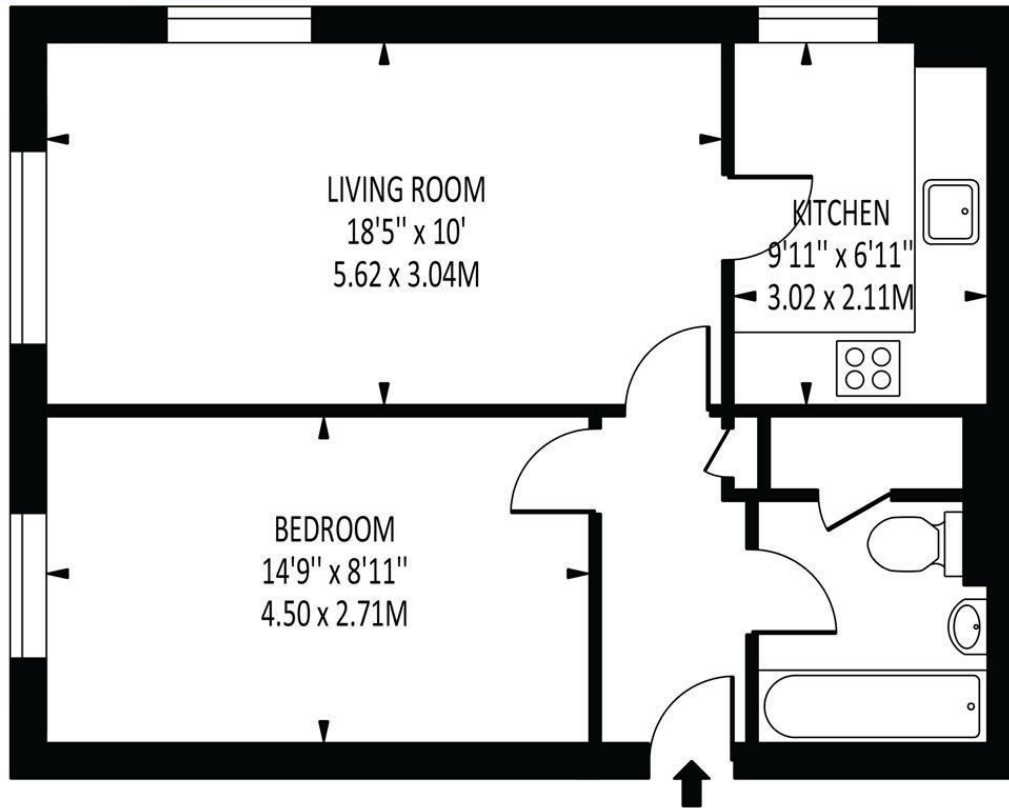




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**Firle Court**

Total Area: 479 SQ FT • 44.52 SQ M



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>		<b>76</b>	<b>76</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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 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.

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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.



