



Eastway, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- No ongoing chain
- 632 sq ft ground floor apartment
- Two well proportioned bedrooms
- 16ft x 11ft living/dining area
- Direct access to communal gardens
- Allocated parking space
- Moments from Town, Station & Shops
- Close to park and great catchment for schools



****NO CHAIN**** Perfect as an investment or first time buy, this well proportioned two double bedroom ground floor apartment benefits from spacious accommodation totalling 632 sq ft, a fantastic practical location and an abundance of natural light throughout.

Just a very easy short walk from the front door is Epsom town centre with its comprehensive facilities, the mainline railway station with excellent links to London and the open spaces of the nearby park. Viewing is strongly advised to fully appreciate this well proportioned apartment.

Offered to the market with the added benefit of no ongoing chain, this ground floor apartment benefits

from a spacious feel throughout and a practical allocation of space.

There is a 16ft x 11ft reception room which has French doors that lead on to the well maintained communal gardens, two bedrooms which are both generous and well proportioned, which is a true rarity for town centre apartments within this price range. modern bathroom and kitchen with integrated appliances. A further benefit is that the flat comes with one allocated parking space.

Epsom town centre which offers the Ashley Shopping Centre, theatre, cinema and the Rainbow Leisure Centre is less than 10 minutes walk from the property. Epsom railway station which gives direct

links to London is approximately 6 minutes walk from the development and Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.

Tenure - Leasehold
Length of lease (years remaining) - 850
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 3400.00
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.



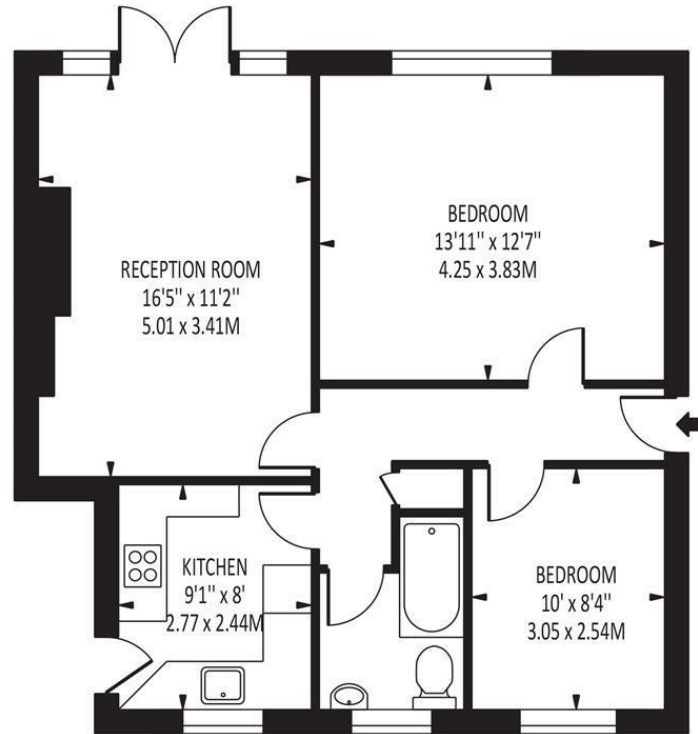


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Court House Mansions

Total Area: 632 SQ FT • 58.72 SQ M



GROUND FLOOR

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			
(69-80) C		76	77
(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	

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