



Church Street, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- No chain
- Refurbished Second Floor Apartment
- Open Plan Living
- Heart of Epsom
- Luxury bathroom & ensuite
- Two bedrooms
- Private Balcony
- Lift Service & Video Security Entry
- Indoor secured bike storage
- Stones Throw From Station



Set within a popular modern development, located within the very heart of Epsom Town Centre, this contemporary and well presented third floor apartment warrants immediate inspection to avoid disappointment.

Benefitting from no chain and a full refurbishment program the property itself offers 660 sq ft of accommodation. An entrance hall with storage cupboards leads through to a kitchen/living/dining area with integrated appliances as well as a nicely proportioned main bedroom with a built-in wardrobes and ensuite bathroom room. The well balanced accommodation is completed by a modern shower room with a white suite and second double bedroom.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned apartment benefits from spacious

accommodation, a good amount of storage and an abundance of natural light.

The apartment is set on the second floor and has an exceptionally spacious open plan living/dining area which opens to the fitted kitchen with integrated appliances. The master bedroom is again an exceptional size with a built in wardrobe leading to the ensuite bathroom. There is a well proportioned second bedroom which is serviced by a separate family bathroom with white suite.

Further noteworthy points to mention include further large cupboards within the entrance hall, security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Epsom town centre which offers the Ashley Shopping Centre, theatre, cinema and the Rainbow Leisure Centre is less than 2

minutes from the property, Epsom railway station which gives direct links to London is directly opposite the development.

Situated between Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.

Tenure - Leasehold
Length of lease (years remaining) - 108
Annual ground rent amount (£) - 350.00
Annual service charge amount (£) - 4003.00
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.

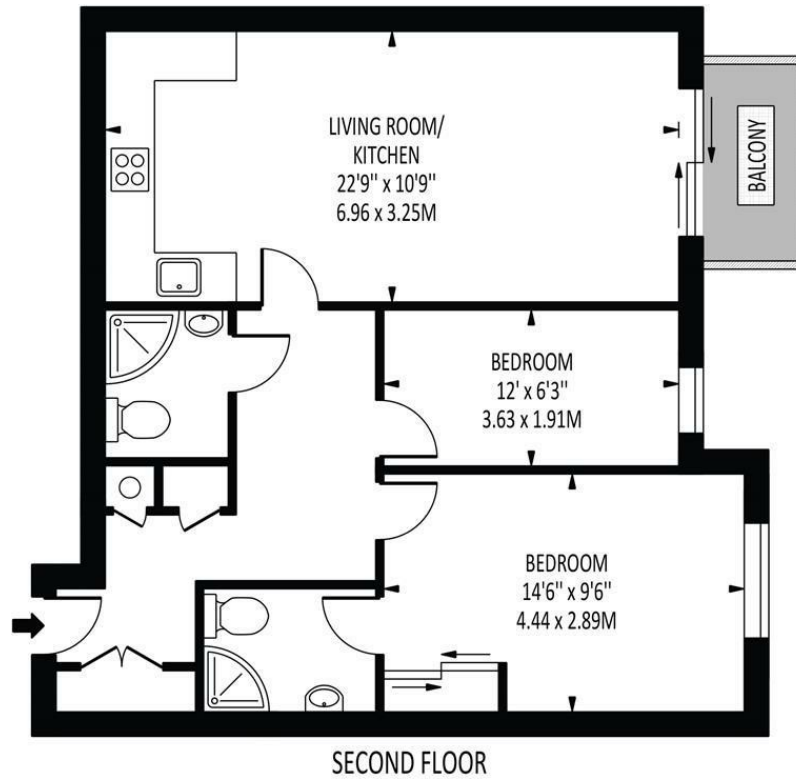




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Capitol Square

Total Area: 660 SQ FT • 61.32 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
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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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.



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