



Sandy Mead, Epsom

The **PERSONAL** Agent



# Guide Price £545,000

## Leasehold

- Stylish mews house
- Two bedrooms
- Exclusive gated development
- 20ft living/dining room
- Kitchen with integrated appliances
- Downstairs WC
- Ensuite shower room
- Over 1300 Sq Ft of accommodation
- Garage and parking
- Private rear patio

Located within the highly regarded Clarendon Park and enjoying an enviable position, The Personal Agent are especially proud to offer this stunning converted mews house benefitting from over 1310 Sq. Ft of light and bright accommodation.

The property is one of the biggest and most spacious examples of a two bedroom we have seen and offers well proportioned bedrooms, a stunning 20ft living/dining room with double doors to a private patio which really provides the 'wow' factor, kitchen with integrated appliances, large hall with downstairs W.C., ensuite shower room and main bathroom.

There is an abundance of useful storage space within this style of mews property and an allocated parking space along with garage too. The property lies within a private gated development, making for a very secure feeling of exclusivity.

Such is the rarity of these mews houses, we are advising all



interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation and fantastic position of this home is unrivalled in our view. The mature and private communal grounds to the rear provide the most perfect leafy backdrop with an abundance of wildlife including regular visits from fawn deer.

Just a stones' throw from the bus stop, Horton Art Centre and a short walk from the open spaces of Horton Country Park with its bridle paths, green protected open spaces, nearby golf course and the David Lloyd leisure centre. Ewell West (zone 6) railway station is approximately 1.0 mile away.

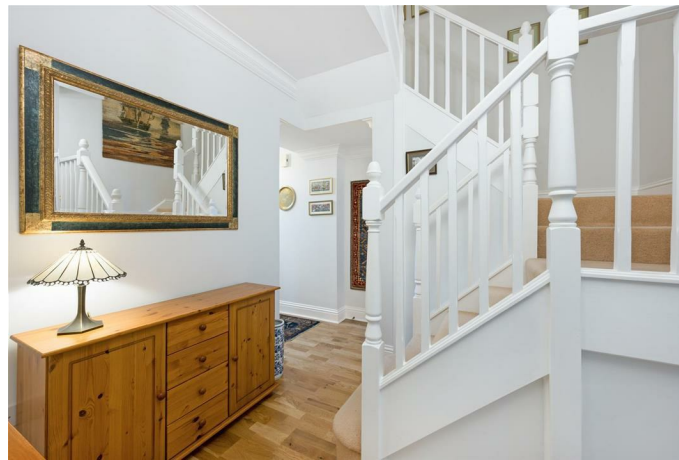
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Leasehold  
Length of lease (years remaining) - 975  
Annual ground rent amount (£) - 402.00  
Annual service charge amount (£) - 3227.00  
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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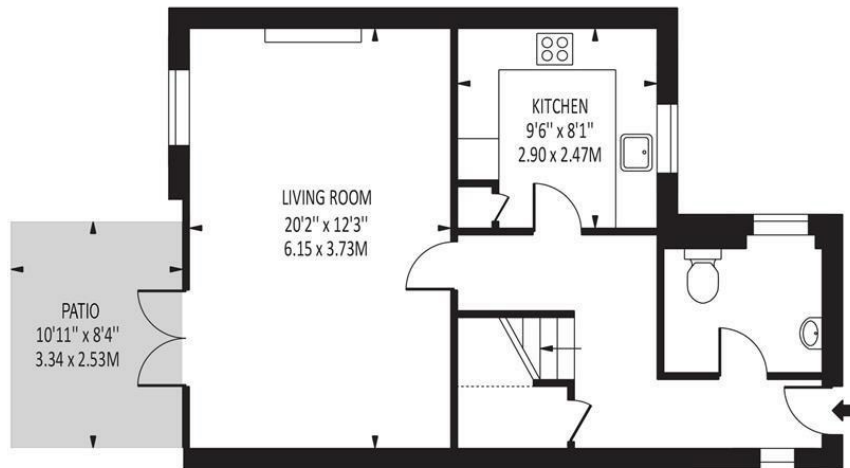
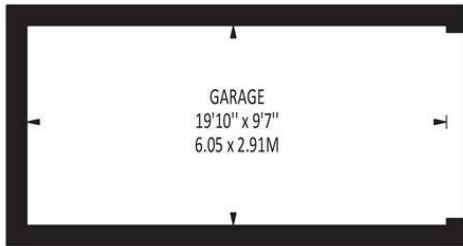


## Harvey Court

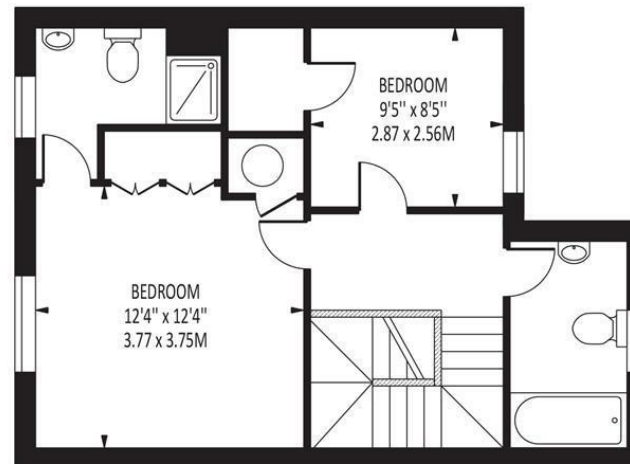
Total Area: 1310 SQ FT • 121.71 SQ M

(Including Garage)

Garage Area: 190 SQ FT • 17.61 SQ M



GROUND FLOOR



FIRST 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Epsom, Surrey, KT18 7RG  
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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
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Banstead, Surrey, SM7 2NS  
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**TADWORTH OFFICE**  
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**LETTINGS & MANAGEMENT**  
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The  
**PERSONAL**  
Agent

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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.



