



Freshmount Gardens, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Sought after Chase Estate
- Ground floor flat
- Spacious lounge/dining room
- Double doors opening onto communal gardens
- Fitted kitchen
- Sleek and stylish bathroom
- Garage and residents parking
- Walk to Town & station
- Mature communal gardens
- Long lease

Situated in a rarely available development on the highly desirable Chase Estate, this spacious and well appointed ground floor apartment is tucked away in this little known cul de sac and offered to the market in good order throughout

The property offers lounge/dining room with double doors opening to the communal grounds at the front, fitted kitchen, two generous double bedrooms and a modern bathroom suite.

Further noteworthy points to mention include full double glazing, ample residents parking and a separate garage.

Epsom railway station and high street are within walking distance as are the open spaces of the Stamford Green conservation area and Horton Country park. Viewing is highly recommended by vendors sole agent.

Accommodation comprises of a communal entrance leading to the front door which opens into a private entrance hall with built



in airing and storage cupboard. There is a spacious and bright living/dining room with a great outlook to the front, fully fitted kitchen, two well proportioned double bedrooms and contemporary modern bathroom.

From the living room there are double doors providing direct access to the surrounding communal areas and the garage is located at the end of the cul de sac approximately 30 metres away. The nearby convenience store being just a short walk away at the end of Manor Green Road.

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 international airports.

Tenure - Leasehold

Length of lease (years remaining) - 970

Annual ground rent amount (£) - Included in service charge

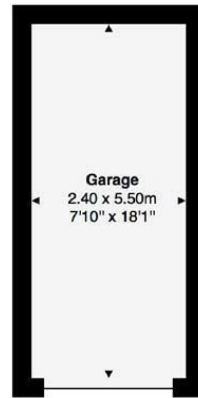
Annual service charge amount (£) - 1906.56

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.







Freshmount Gardens, Epsom
Total Area: 66.3 m² ... 713 ft² (Excluding Garage)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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

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The
PERSONAL
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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.

