



Parkville House, Epsom

The PERSONAL Agent

Offers In Excess Of £270,000 Leasehold

- No Onward Chain
- First Floor Apartment
- Town Centre Location
- 17ft x 14ft Living Room
- Bespoke Kitchen/Breakfast Room
- Fitted White Bathroom Suite
- Two Generous Double Bedrooms
- Bespoke Fitted Wardrobes
- Secure Video Entry System
- Close proximity to Station & Park

Located within the heart of Epsom Town Centre just a few hundred metres from the railway station, The Personal Agent are pleased to present this spacious and modern two double bedroom apartment.

The property is offered in very good order throughout with accommodation comprising 17ft x 14ft living room, quality fitted kitchen/breakfast room, master bedroom with bespoke fitted wardrobes, generous second double bedroom also with wardrobes and modern bathroom.

Further noteworthy points to mention include video entry system, full double glazing, Megaflo system and offered with no onward chain.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned property benefits from spacious accommodation and another noteworthy point being full double



glazing throughout.

The property is offered with no onward chain and has the potential to easily let for £1300.00 per calendar month to a professional tenant. Whether you are looking for your first home, an ideal investment (just moments from UCA, Laines and a 10 minute walk from Epsom Hospital) or looking to downsize to a low maintenance and centrally located bolt-hole, this wonderful apartment is well worth a visit.

The property is just one hundred metres from the High Street and in our view finding a more conveniently positioned property in this price bracket would be a difficult ask indeed.

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live

theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Tenure - Leasehold
Length of lease (years remaining) - 108
Annual ground rent amount (£) - 150.00
Annual service charge amount (£) - 3651.37
Council tax band - B

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.

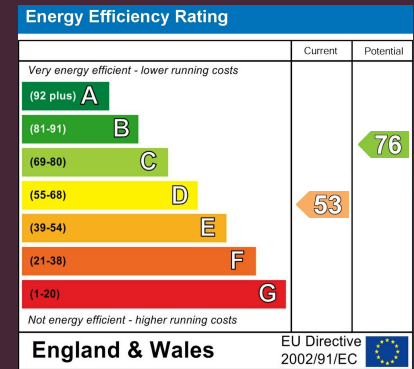
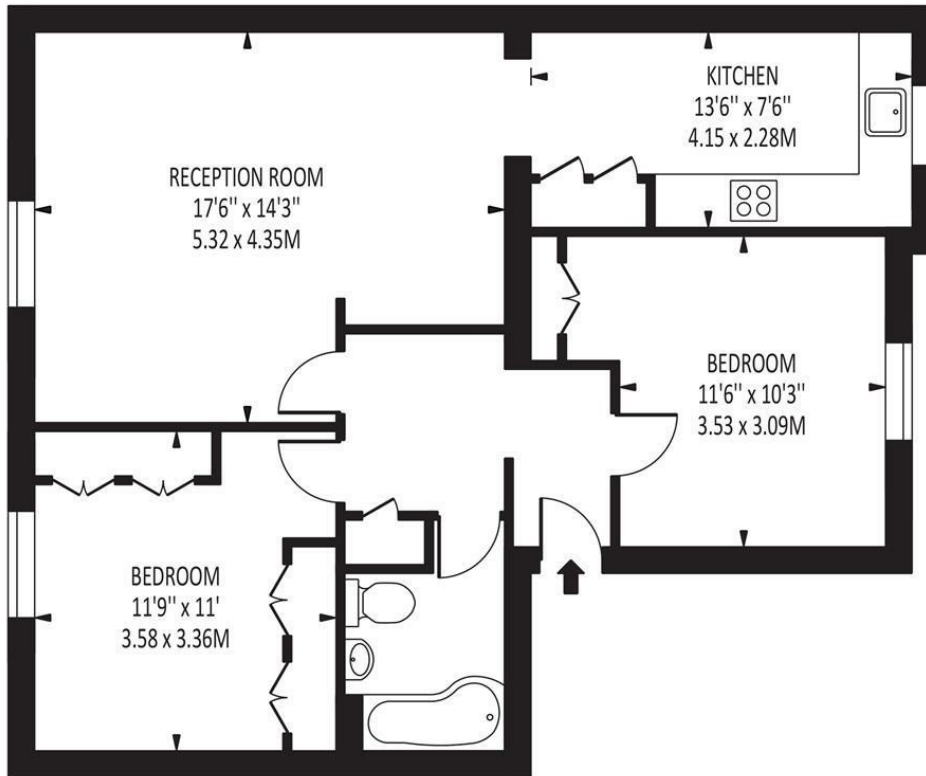




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Total Area: 738 SQ FT • 68.53 SQ M



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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.
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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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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