



Station Approach, Epsom

The **PERSONAL** Agent



# Guide Price £300,000

## Leasehold

- Stunning elevated outlook
- No chain
- Practical Town Centre location
- Lift service & secure entry system
- Two generous double bedrooms
- 29ft living/dining room
- Modern open plan kitchen
- Doorstep of station & shops
- Top floor apartment (sixth floor)
- Southerly facing balcony/terrace

**\*\*NO CHAIN\*\*** With stunning elevated far reaching views over Epsom town centre and up to the Queens Stand at Epsom Downs racecourse, this contemporary top floor apartment warrants immediate inspection to fully appreciate the flexible and bright accommodation.

The property benefits from a South facing private terrace with great elevated views, spacious 29ft living/dining room, open plan kitchen, two generous double bedrooms and a main bathroom. Further noteworthy points to mention include lift service and a security entry system. Viewing strongly advised.

The property itself offers over 700 Sq. ft of accommodation. An entrance hall with a storage cupboard leads through to a 28ft living/dining area which is open plan to the kitchen creating a great social and entertaining space. Both the bedrooms are nicely proportioned and are serviced by a modern bathroom completing this well balanced accommodation.



The property is served by a security entry phone system and a lift with further stand out feature being the amazing far reaching views from the Southerly facing balcony.

We would highly recommend arranging a viewing of this sensibly priced apartment at your earliest convenience.

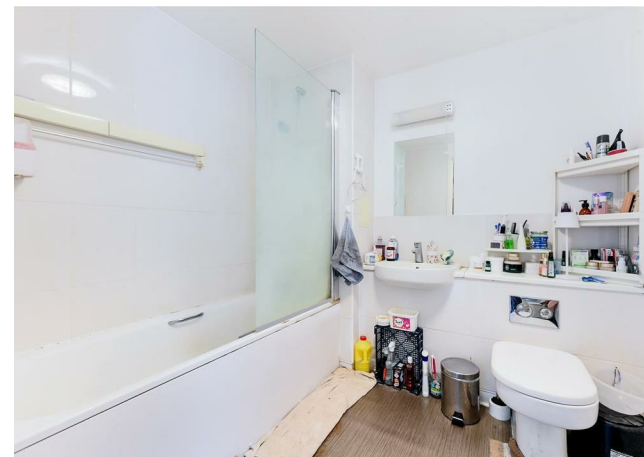
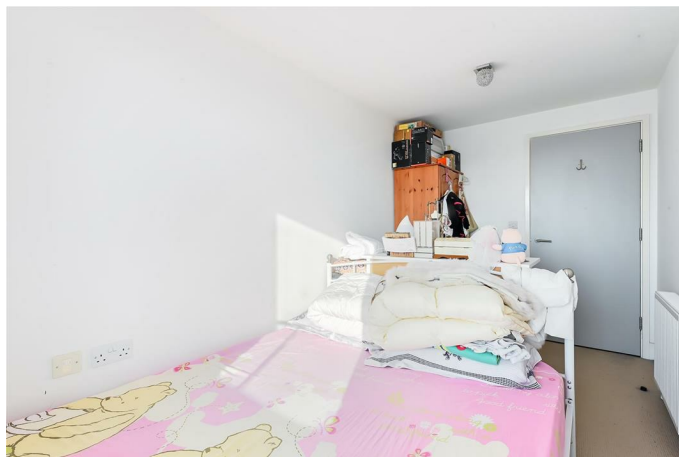
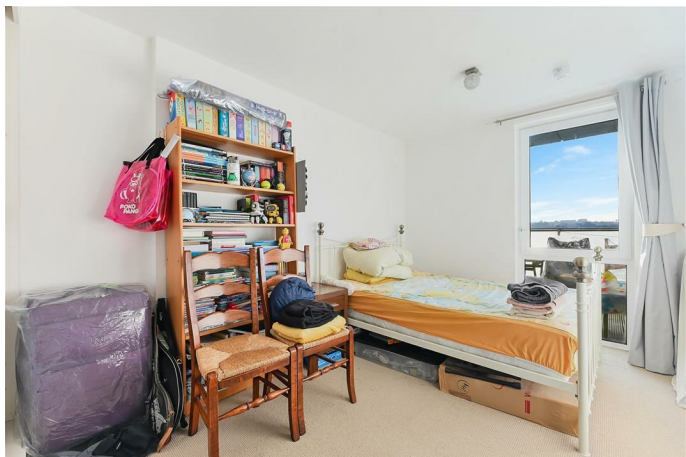
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse, which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature a pool, gym and other sports facilities. There is also a wide variety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

Epsom is a popular commuter town located to the southwest of London. 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) - 112  
Annual ground rent amount (£) - 0  
Annual service charge amount (£) - 2545.00  
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.





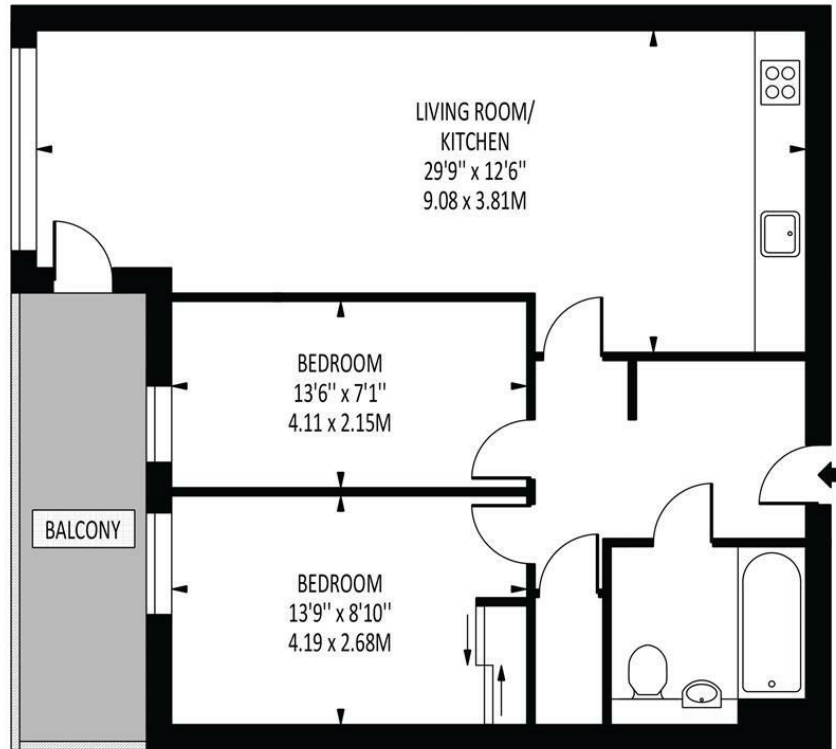




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**Jubilee House**  
Total Area: 708 SQ FT • 65.74 SQ M



**SIXTH 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>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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The  
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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.



