



Ashley Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £440,000 Leasehold

- Stunning development
- Situated In The Chalk Lane Conservation Area
- 718 Sq. Ft, spacious top floor apartment
- Private balcony with views of London's skyline
- Stylish & contemporary kitchen
- Luxurious bathroom & ensuite shower room
- One allocated parking bay & visitors parking
- Secure video entry phone system & lift access
- Two generous bedrooms with built in wardrobes
- Easy access to town, station & green spaces

The Personal Agent are pleased to present this extremely rare opportunity to secure a nearly new build apartment within this contemporary block that forms part of The Woodcote, an architecturally designed and seriously impressive development within the Chalk Lane Conservation Area of Epsom.

This particular apartment benefits from a fantastic position being rear facing, which makes it quiet, peaceful and above all private.

Enjoying the remainder of a ten year building warranty and guarantee, every element of this property has been designed to enable you to live in style and comfort, with quality appliances, stone worktops, contemporary kitchen and truly elegant bathrooms, all hand-picked and finished with style and expertise. Furthermore, there is an allocated parking bay, visitors parking available and even a choice of communal cycle stores.

Benefitting hugely in the mornings from a bright, Easterly facing aspect, this apartment is filled with lots of light, plus with the



private balcony offering views of the London skyline and outside space that is the perfect place to take your morning coffee, it really ticks the boxes and we believe the layout of this home is one of the best in the block.

There are two generous bedrooms, both with built-in wardrobes, a large 26ft reception room which is beautifully defined to serve living, kitchen and dining requirements, not to forget that it is one of the only flats to have upgraded to bifold doors that link to the private balcony, but if you ever do require more outside space there is also a large shared roof terrace with a great outlook.

The ensuite shower room and main bathroom are luxurious, stylish and contemporary and really provide that 'wow' factor to this home. From a practical sense, the development is within easy walking distance of the Town Centre, Station, Rosebery Park and the picturesque Chalk Lane offers a nice leafy walk that ends up at The Queens Stand on the world famous Epsom Downs.

The great, central location ensures that practicality is never far away including easy access to Town, Station and of course close to several nearby Ofsted outstanding schools.

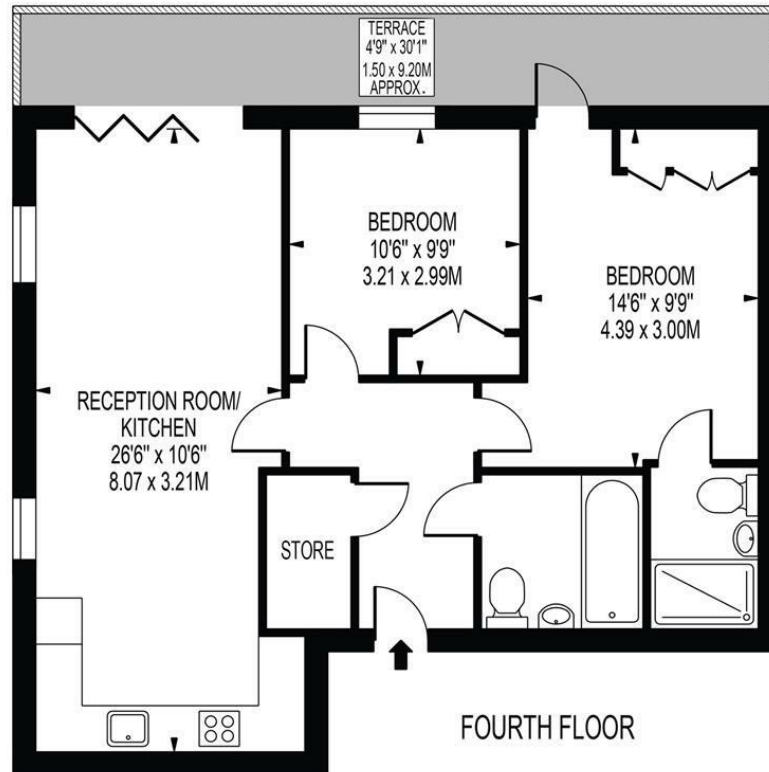
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 997
Annual ground rent amount (£) - 0
Annual service charge amount (£) - 1989.66
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.







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

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