



Worple Road, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Character conversion property
- Ground floor apartment
- Two nicely proportioned bedrooms
- 602 Sq. Ft of accommodation
- Private South/Easterly courtyard garden
- High ceilings and character features
- Allocated parking space
- Popular Residential Road
- Close to Rosebery Park
- Walk to Town & Station

Set in a peaceful yet central position just to the South of Epsom Town Centre, this unique and interesting apartment must be viewed first hand to be fully appreciated.

Offering two good sized bedrooms and featuring its own private garden with a gate to the rear and an allocated parking space. This flat would ideally suit commuters or someone looking for a character property in a practical position due to its proximity to Epsom's mainline rail links.

Worple Road is a peaceful, tree-lined avenue offering a range of properties, from large detached homes to conversion apartments and it is within a short distance away from Rosebery Park and Epsom High Street.

Viewing is strongly advised to fully appreciate the properties' wonderful position and great feel throughout.

Entered via its own private front door with a door to the spacious living room boasting a high ceiling with ornate coved cornice and ceiling rose, a superb marble fireplace, and double doors



which lead to the kitchen. Tastefully decorated with a vaulted ceiling featuring roof windows and double doors overlooking the attractive South/Easterly facing courtyard garden, the property must be seen.

From the entrance lobby there is also a door to an inner hallway which leads onto the master bedroom with ornate cornice and a character marble fireplace. This room also benefits from a bay window and exposed wooden floors. The second bedroom, which can still house a double bed, also enjoys a high ceiling and wooden floors. The separate bathroom is of a modern style and incorporates a shower over the bath.

Ground floor garden apartments in Worple Road are rarely available, especially within this price point and as such we are advising that you lodge your immediate interest.

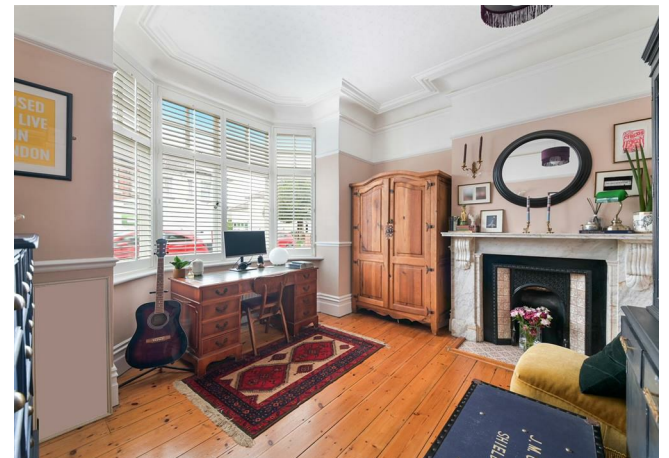
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym

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) - 113
Annual ground rent amount (£) - 600.00
Annual service charge amount (£) - 2900.00
Council tax band - C

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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Worple Road

Total Area: 602 SQ FT • 55.94 SQ M



GROUND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	69
England & Wales		EU Directive 2002/91/EC

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