



Lewins Road, Epsom

The PERSONAL Agent

# Guide Price £390,000

## Leasehold

- Two double bedrooms
- Impressive open plan design
- Living/dining room
- Fitted kitchen
- Private rear garden
- Walk to town & station
- Ground floor maisonette
- Fantastic location
- Great outlook to the front
- Heart of Stamford Green

Located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common, this ground floor maisonette benefits from a fantastic position with woodland walks and green open spaces just across the road, as well as direct access to a private garden and a unique open plan living area that really sets this property apart from the crowd.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Set within the heart of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 150 metres from the property is the picturesque green, duck pond and the public house, with the town centre and railway station just a ten minute walk away it is hard to imagine a better located maisonette.



This bright and spacious ground floor property offers genuinely well balanced accommodation mixed with an abundance of light that is not usually associated with an apartment.

The property is offered to the market in excellent order throughout; having been well maintained by the current owners and benefits from a clever and practical open plan layout that seamlessly flows between a modern kitchen/breakfast area, dining area and living area with direct access to a private rear garden. The master bedroom at the front has a lovely outlook through its large bay window, there is a second double bedroom overlooking the garden as well as a modern bathroom.

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.

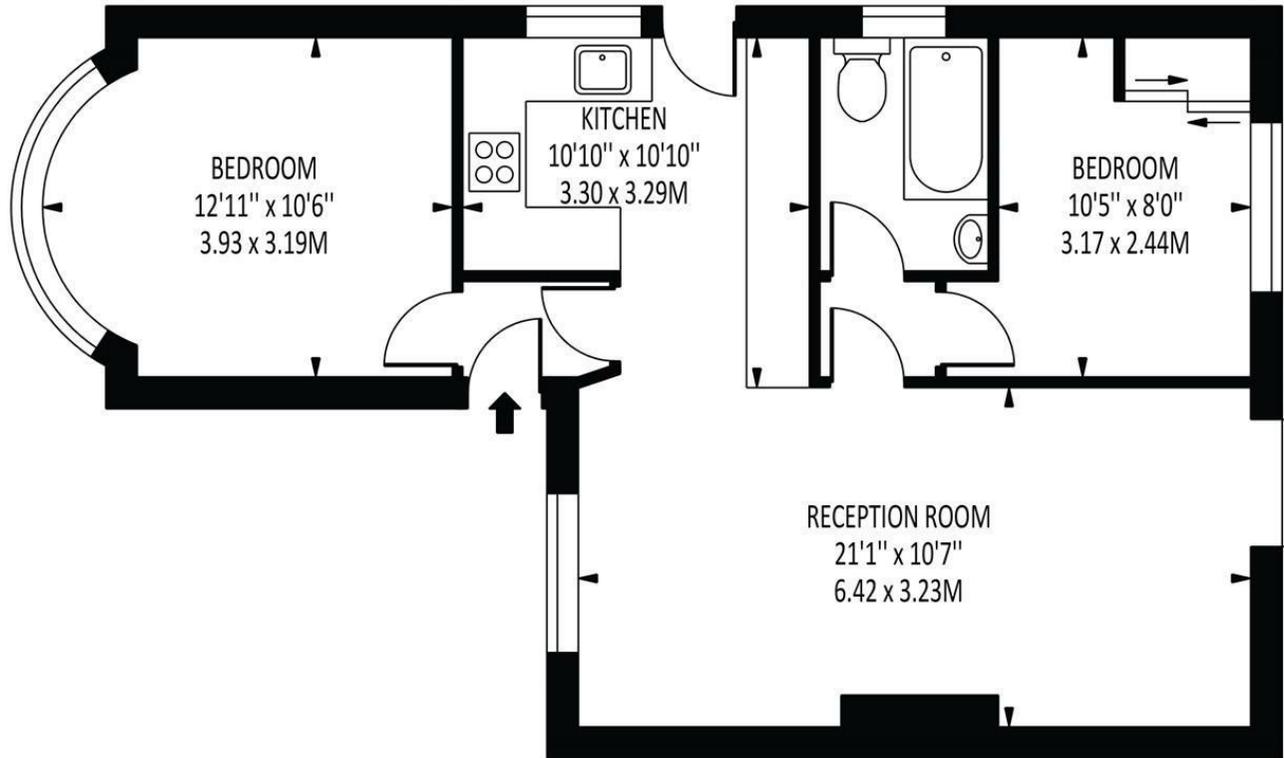
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 192  
Annual ground rent amount (£) - 10.00  
Annual service charge amount (£) - N/A  
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.







**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
	<b>60</b>	<b>71</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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.

