



97-101 East Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £375,000 Leasehold

- Offered with no ongoing chain
- Modern ground floor apartment
- Private patio courtyard area
- Allocated parking bay
- Two spacious double bedrooms
- Expansive 20ft x 19ft reception space
- Beautiful ensuite & main bathroom
- Contemporary open plan fitted kitchen
- Walk to town centre, local shops & stations
- Viewing strongly advised by sole agent

Enjoying a favourable position within the development at the rear of the building and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well presented ground floor apartment, which benefits further from being offered with no ongoing chain.

This well proportioned apartment enjoys a 20ft x 19ft open plan lounge/kitchen/diner with patio doors to a private patio courtyard to the rear.

Enjoying an impressive entrance hallway, two double bedrooms that also have direct access to the patio, stunning open plan living space with defined kitchen/dining and living areas, main bathroom, ensuite shower room, allocated parking bay and use of the communal bike store, this apartment has it all.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, The Personal Agent are recommending a closer inspection to fully appreciate everything this home has to offer.



The apartment has a video security entry phone system and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with access to the private outside space, open plan fitted kitchen with integrated appliances, impressive main bedroom with ensuite, second double bedroom and the modern white bathroom suite.

Further noteworthy points to mention include a large cupboard within the entrance hall, fitted light oak wooden flooring, and an allocated parking bay in the car park. Each room has its own thermostat for underfloor heating and therefore there are no radiators taking up unnecessary space, another nice design touch that is not usually associated with apartments within this price point.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 117
Annual ground rent amount (£) - 350.00
Annual service charge amount (£) - 2400.00
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.

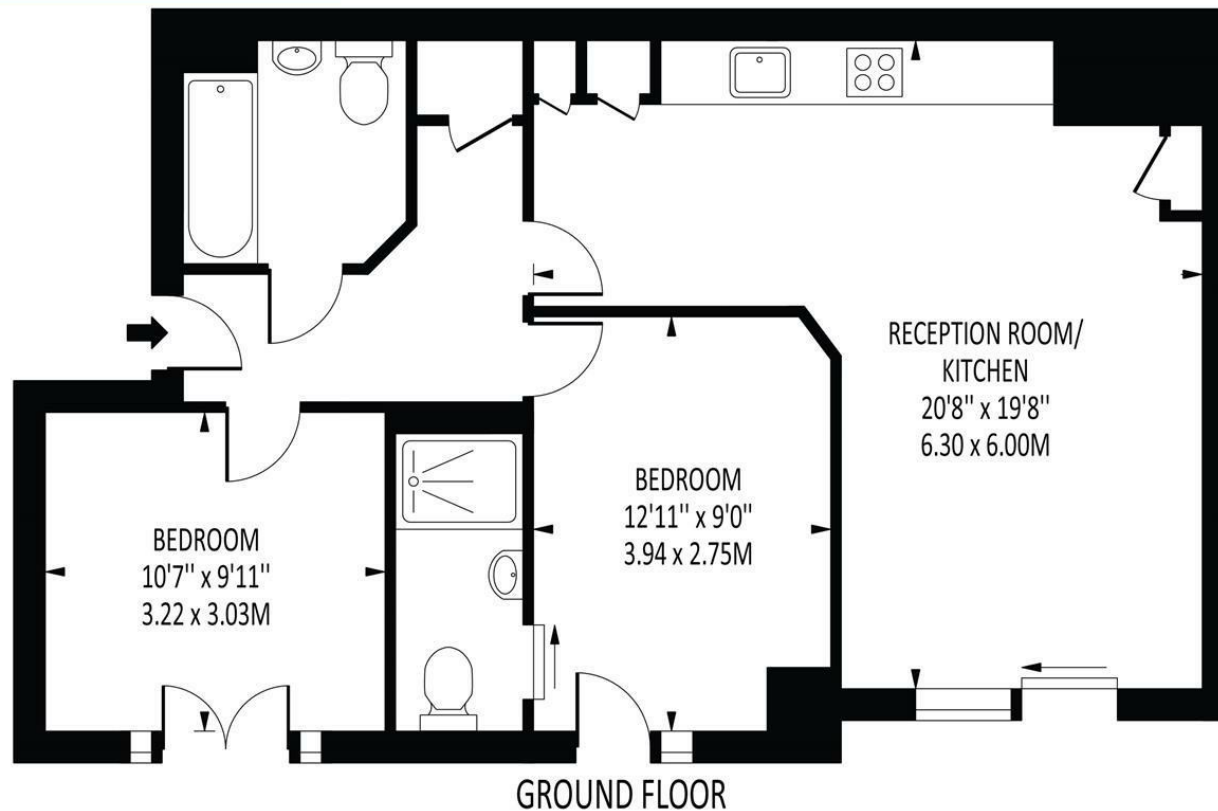




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Acer House
Total Area: 682 SQ FT • 63.36 SQ M



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 | 84 | 84 |
| (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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The
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