



Manor Green Road, Epsom

The **PERSONAL** Agent



# Guide Price £265,000

## Leasehold

- No ongoing chain
- First floor apartment
- Allocated courtyard garden
- Two bedrooms
- Generous living/dining room
- Separate kitchen & white bathroom
- Walk to Town & Station
- On the doorstep of local stores
- Provides the opportunity to update
- Great first time buy or investment

A fantastic opportunity to acquire this first floor apartment located on the periphery of the popular Chase Estate and within walking distance of Epsom town centre and railway station.

The property is offered to the market with the added benefit of no ongoing chain and is ideal as an investment for buy to let purposes or an excellent initial step onto the property ladder for first time buyers.

There is a private garden area to the rear of the apartment, a central communal garden to the front and a larger more secluded communal garden to the rear, as well as being a short walk from the local public house, convenience stores and the popular local schools.

The property is accessed by its own front door which leads into a spacious lounge/dining room which measures 18ft x 10ft, there is a fitted kitchen, a white bathroom suite and two bedrooms which have the capacity to both be used as double rooms.

Whilst it's undeniable that the home requires some cosmetic



updating, it does provide the opportunity for the next owners to customise and refurbish according to their individual tastes. There is double glazing, gas central heating and the benefit of a previously extended lease with a remaining term of 112 years. Additional benefit is use of loft space for storage with fitted sliding ladder for easy access.

The property is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Court Farm Gardens is a brilliant small development, with this apartment providing a fantastic entry level choice for those seeking a two bedroom, close to town with outside space.

Epsom High Street is nearby with its 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) - 112  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 1281.30  
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.



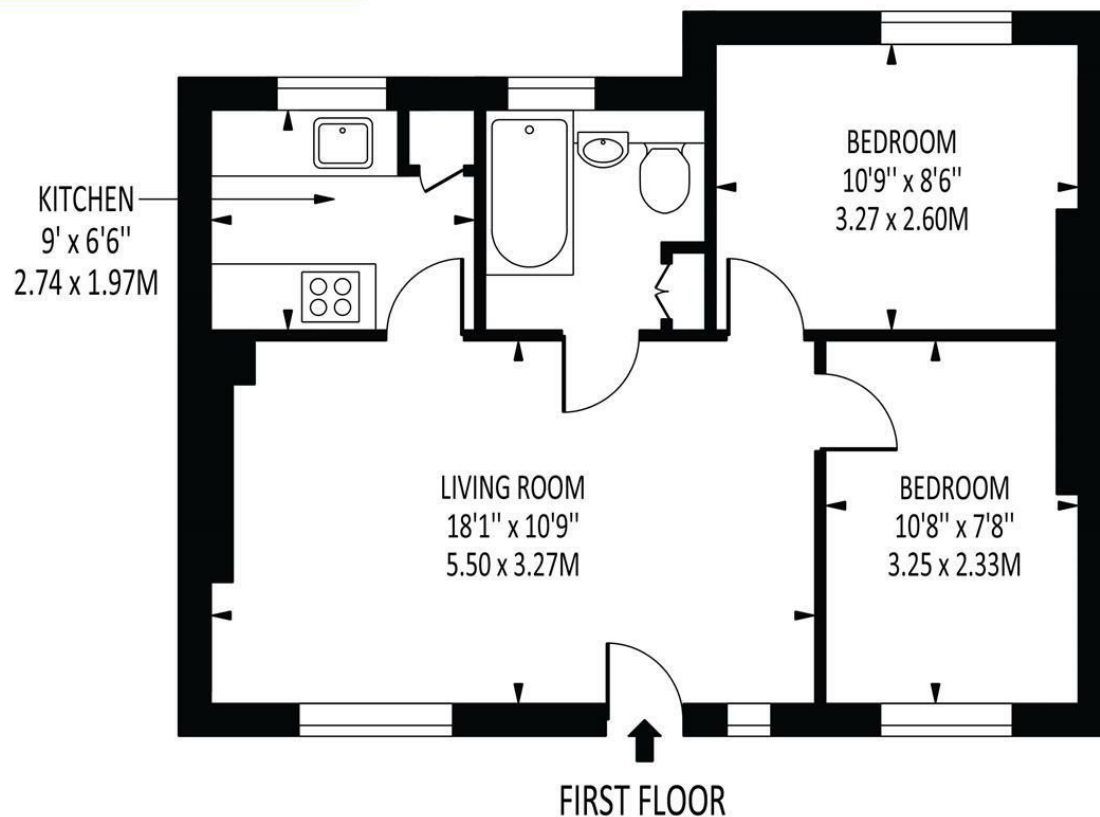




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**Court Farm Gardens**  
Total Area: 480 SQ FT • 44.64 SQ M



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) <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>		
Not energy efficient - higher running costs		
<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.



