



Winter Close, Epsom

The **PERSONAL** Agent



# Guide Price £340,000

## Leasehold

- Larger than average footprint of 708 Sq Ft
- Well positioned ground floor apartment
- Two nicely proportioned bedrooms
- Contemporary & stylish finish throughout
- Town centre location with walk to station
- Living/dining area with French doors
- Modern open plan fitted kitchen
- Ensuite shower room & luxury bathroom
- Allocated parking bay & communal garden
- Ideal Investment or first time buy

A superb opportunity to acquire this two bedroom ground floor apartment situated just a short walk from Epsom town centre and railway station within this desirable modern development that was built by renowned builder Persimmon Homes.

The property provides a larger than average footprint for apartments on this development with an impressive 708 Sq Ft of space and is just ten years old having been maintained to a high standard by our clients, who have owned this home since new.

Benefitting from being in a central, yet tucked away position in a quiet cul de sac location, the property is finished to a high standard throughout and offers all of the comfort of modern practical living with the added benefit of French doors from the reception room to the outside.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this two bedroom apartment benefits from spacious accommodation and an abundance of natural light.

The internal accommodation comprises a welcoming entrance hallway with a large walk-in storage cupboard, well-appointed kitchen with integrated appliances which is open plan to the generous living/dining room and



benefits from patio doors leading to the outside. The main bedroom offers an ensuite shower room and there is a well proportioned second single bedroom, with a further family bathroom which enjoys a contemporary finish.

Externally the property provides one allocated parking space, small lawned communal area, further visitor's parking bays and a designated bike storage area. Another noteworthy point is the security entry system which links the intercom to the communal front doors and brand new carpets throughout that the clients fitted recently.

The property benefits from a top location and a highly convenient position making immediate viewing a priority to avoid disappointment.

Nearby 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) - 125

Annual ground rent amount (£) - 250.00

Annual service charge amount (£) - 1374.79

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.





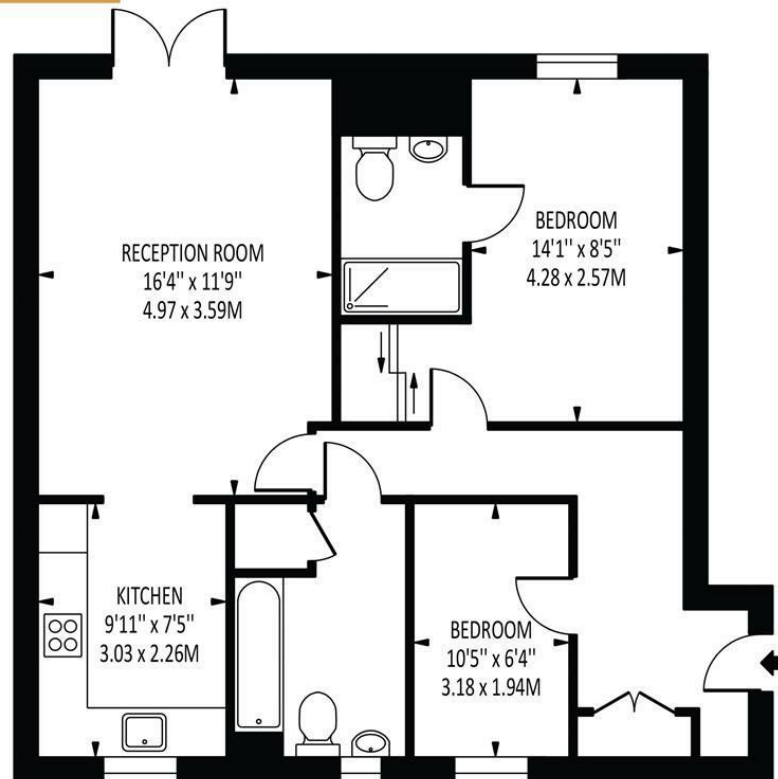


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## Scott House

Total Area: 708 SQ FT • 65.82 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
England & Wales		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.



