



Queen Alexandras Way, Epsom

The **PERSONAL** Agent

# Guide Price £390,000

## Leasehold

- Two double bedrooms
- First floor apartment
- Over 750 sq ft of space
- High ceilings
- Sash windows
- Spacious 21ft reception room
- Family bathroom
- Allocated parking
- Surrounded by parkland
- Popular Manor Park

Approached by a sweeping driveway which is surrounded by parkland, The Personal Agent are proud to present this bright and spacious first floor apartment which is complimented by the fantastic high ceilings and large double glazed sash windows.

From the moment you walk in the communal entrance hall, the imposing marble columns instantly set the feeling for this hugely impressive apartment. The property further benefits from a pleasant open green space at the front of the building which links to Horton Country Park and the beautifully maintained secure communal gardens.

The generous accommodation includes a large entrance hallway with two built-in storage cupboards, an incredibly spacious reception/dining room that leads onto the fully integrated, sleek and

contemporary kitchen. The master bedroom is a wonderfully bright space with built-in double wardrobes.

The second bedroom is also a well-proportioned double room and both are served by a modern bathroom suite. Externally the well maintained communal gardens are a beautiful relaxing area that need to be seen to be fully appreciated. Further noteworthy points to mention include allocated parking and additional visitor parking bays.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park, yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle

paths. The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school.

Tenure - Leasehold

Length of lease (years remaining) - 99

Annual ground rent amount (£) - £500.00

Annual service charge amount (£) - £3000.00

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.

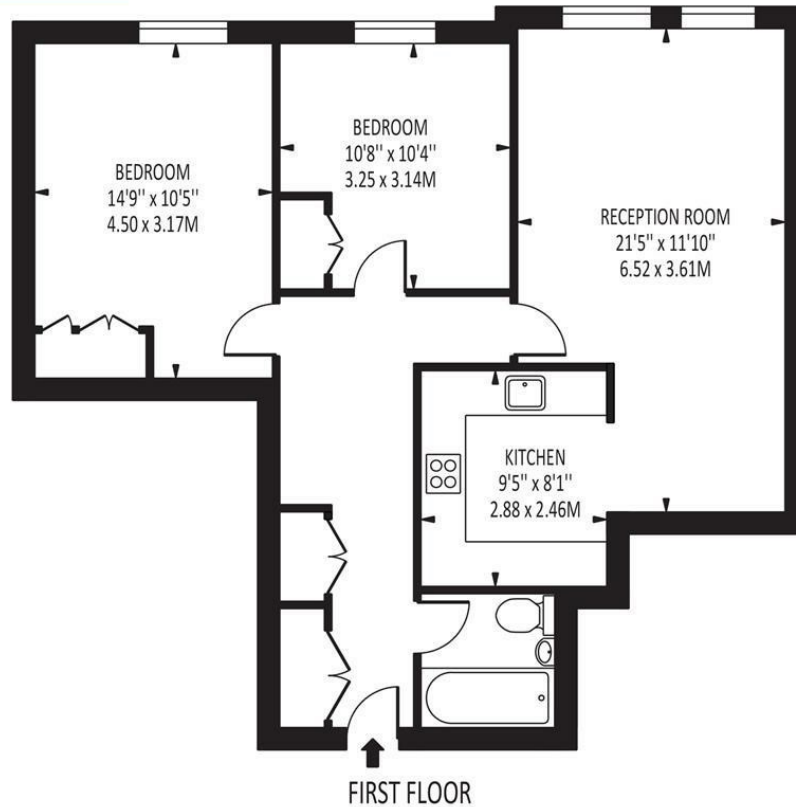






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Canterbury House  
Total Area: 752 SQ FT • 69.84 SQ M



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 79      | 83                      |
| (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 |

Disclaimer: For Illustration Purposes only  
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