



East Street, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £370,000 Leasehold

- Select gated development
- Two well proportioned bedrooms
- Ensuite and family bathroom
- Stylish design for modern living
- Allocated parking
- Equidistant of Epsom & Ewell
- 4 years new build guarantee remains
- Walk to town & station

Enjoying a favourable position within the development and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well presented first floor apartment set in a gated development.

Having only been built and finished in 2020, this well proportioned apartment enjoys a 13ft x 11ft lounge and contemporary kitchen with integrated appliances and space for a dining table.

This modern apartment offers an impressive entrance hallway, two double bedrooms, stunning open living space, ensuite shower room to the principal bedroom, family bathroom and an allocated parking bay.

Perfect as an investment or first time buy, or perhaps



a bolt-hole for those wanting to downsize but not downgrade, this contemporary apartment benefits from an abundance of light.

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 and 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) - 245

Annual ground rent amount (£) - 250.00

Annual service charge amount (£) - 737.00

Council tax band - D

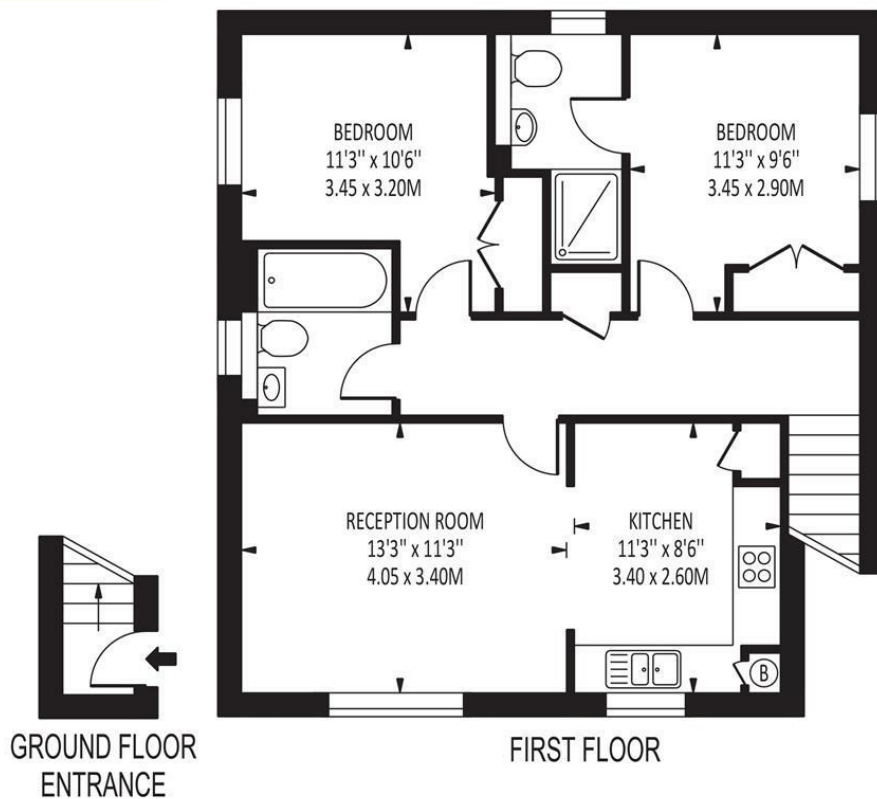
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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**Ransley House**  
Total Area: 695 SQ FT • 64.55 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>                            | <b>83</b> | <b>83</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<br>2002/91/EC |

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The  
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Agent

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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.

