



Ashley Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Leasehold

- Boutique new build development
- Desirable tree lined road
- 50% already reserved
- Ground floor garden apartment
- Two generous double bedrooms
- Two modern & stylish bathrooms
- 25ft reception space with quality kitchen
- Private 40ft x 25ft rear garden
- Allocated parking bay, cycle store & visitors space
- Easy access to town, station & green spaces

Set within a desirable tree lined road to the south of Epsom town centre and within easy reach of Epsom mainline station and the open spaces of The Downs, The Personal Agent is proud to present 'Ashley Downs', an exclusive development of just six impressive apartments. Each home is modern, unique, and finished to the highest standard with exceptional attention to detail.

With the added peace of mind of a ten year building warranty and guarantee, every aspect of this development has been designed for contemporary living with style and comfort in mind. Each apartment features quality integrated appliances, elegant stone worktops, state of the art kitchens, and beautifully appointed bathrooms, all hand picked and expertly finished.

Plot 1 is a spacious ground floor garden apartment, which enjoys a bright aspect and a green leafy backdrop. It features two generous double bedrooms, including a principal bedroom with ensuite shower room, a separate main bathroom, and an



impressive 25ft open plan reception space. The bi-fold doors open directly onto a private garden measuring approximately 40ft by 25ft, offering rare and valuable outdoor space in such a central location.

The property also benefits from an allocated parking bay, secure cycle storage, and the use of eco-friendly air source heat pumps, ensuring both sustainability and cost efficiency.

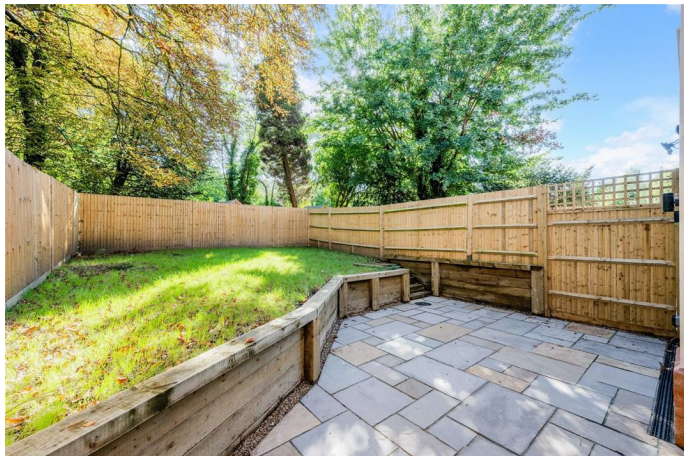
The development enjoys a superb location. Epsom railway station is approximately 0.6 miles away, providing regular and fast connections to London Victoria, Waterloo and London Bridge, making it ideal for commuters. The picturesque Rosebery Park and the leafy walk through Chalk Lane to The Queen's Stand at Epsom Downs offer a unique blend of town and country living. Local amenities are all within easy reach, and the area offers excellent schools in both the state and private sectors.

Whether you are a first time buyer, downsizer, or investor, this apartment offers a rare opportunity to own a high-specification,

turn key home in one of Epsom's most sought-after locations. With 50% of the development already reserved and only three units remaining, early viewing is strongly recommended to avoid disappointment.

Tenure - Leasehold  
Length of lease (years remaining) - 999  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - 600.00  
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.



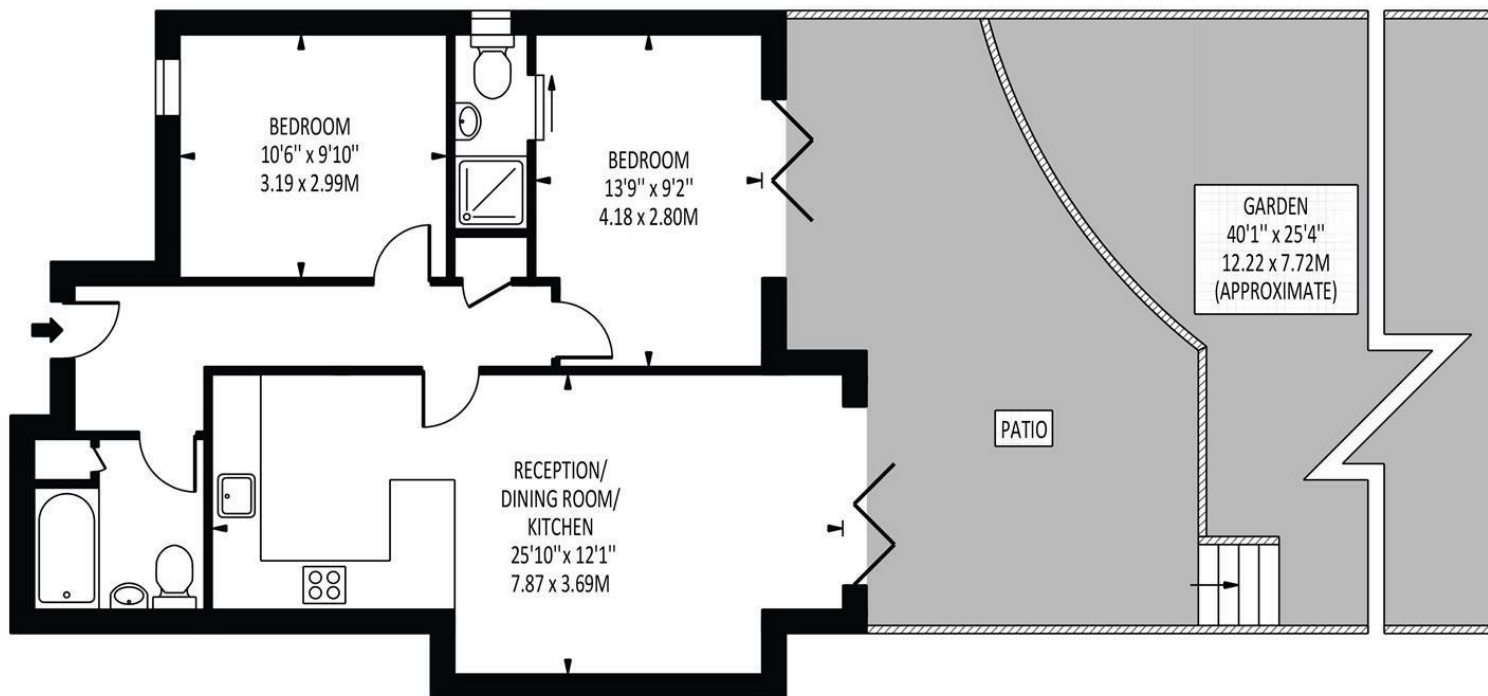


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Ashley Downs

Total Area: 688 SQ FT • 63.92 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>82</b>               | <b>82</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.

