



The Grove, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold - Share of Freehold

- Top floor apartment
- Private cul de sac
- Two large double bedrooms
- Immaculately updated
- Generous reception room
- Mature communal gardens
- Garage to the rear
- Allocated parking space
- Share of freehold
- Heart of the College area

Located in a sought after cul de sac within the heart of the highly desirable College area of Epsom, this sought after and rarely available two bedroom, top floor apartment is set back from the private road with a generous lawned frontage, allocated parking bay, garage and enjoys a large mature plot with communal grounds of approximately 0.70 of an acre.

Perfect as a first time buy or investment, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect with huge amounts of natural light and a highly convenient position making immediate viewing a priority to avoid disappointment.

This second floor, two double bedroom apartment has been beautifully upgraded over the years and benefits from extremely bright and spacious accommodation with a great outlook of the communal grounds.

The accommodation briefly comprises a sizeable living area



with wooden flooring and space for a dining table, modern fitted kitchen with integrated appliances, two generous double bedrooms, and a contemporary and stylish bathroom. A further benefit is an abundance of built in storage throughout.

Externally there is a garage to the rear and allocated parking space to the front.

Epsom High Street is 0.4 miles away with 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 - with direct train links to London Waterloo, London Bridge and London Victoria 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) - 300yrs from 1990

Annual ground rent amount (£) - Included in service charge

Annual service charge amount (£) - £1640

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.



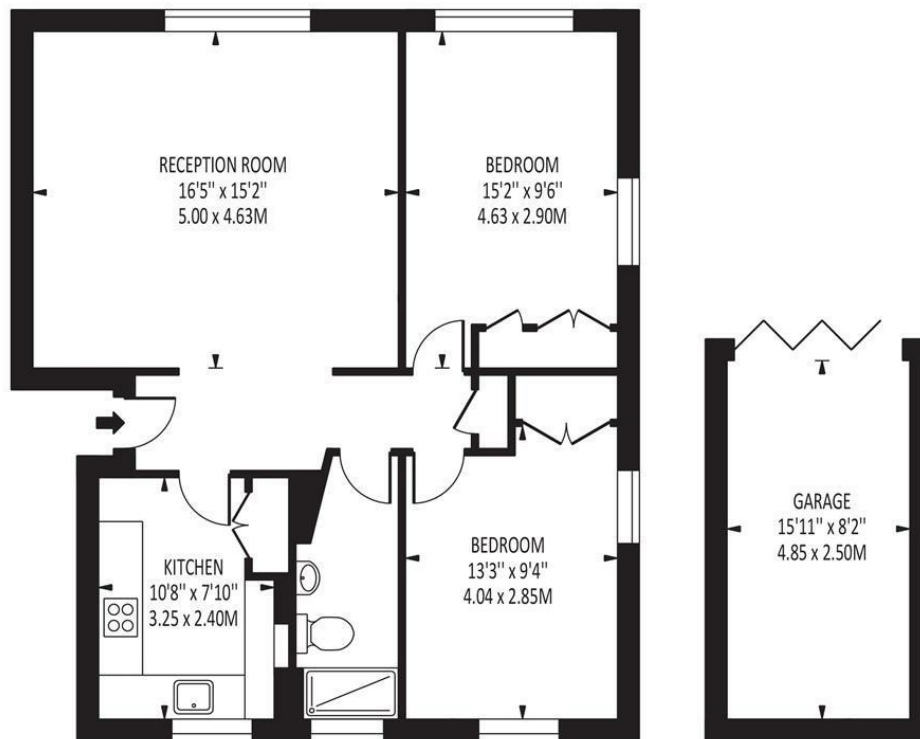


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Denewood

Total Area: 885 SQ FT • 82.26 SQ M
(Including Garage)
Garage Area : 131 SQ FT • 12.13 SQ M



SECOND 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) A		
(81-91) B	82	82
(69-80) C		
(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	

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The
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