



Woodcote Road, Epsom

The **PERSONAL** Agent

Guide Price £300,000

Leasehold

- Stunning character property
- One double bedroom
- First floor apartment
- Grade II listed conversion
- Close to town & station
- Stunning reception room
- Modern integrated kitchen
- Dressing area
- Ensuite bathroom
- Allocated parking & gardens

Set within an imposing and wonderfully positioned Grade II listed Georgian building, this stunning first floor conversion apartment is located within walking distance of Epsom town centre, railway station and Rosebery Park as well as being just a stones throw away from the convenience of a Marks & Spencer concession.

The property benefits from a wealth of character and charm with high ceilings, original coving, high skirting boards and sash bay windows with fantastic elevated views of the communal grounds of Woodcote Hall.

The stunning living room, with its floor to ceiling sash bay window and huge amounts of natural light really delivers that wow factor, in fact finding a more impressive reception space in a similar size apartment will be a very difficult task indeed.

From the communal entrance there is a security entry phone system with stairs leading to the first floor. The apartment front



door leads to an enclosed entrance hall with a door to the 20ft x 17ft reception room which in turn links to the integrated modern kitchen creating a fantastic practical social and entertaining space.

The bedroom is a well proportioned double room with large sash windows, from the bedroom there is a dressing area with large walk-in closet and a spacious ensuite bathroom with underfloor heating. Further noteworthy points to mention include gas central heating, private communal parking with allocated space and wonderful communal grounds and gardens to the rear.

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 airports.

Tenure - Leasehold
Length of lease (years remaining) - 900
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - £3,800 per annum
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.

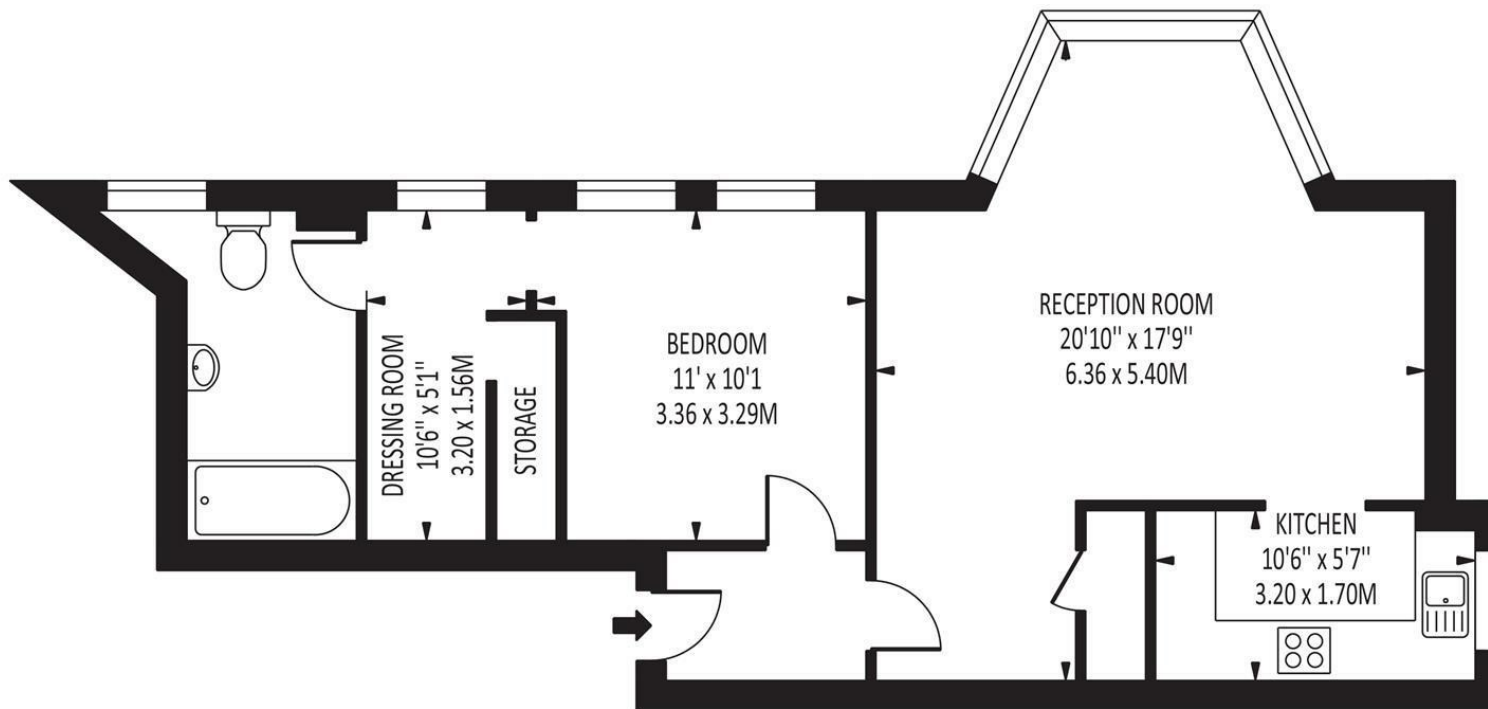




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Woodecote Hall

Total Area: 613 SQ FT • 56.96 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG

01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS

01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey KT19 8EW

01372 726 666

The
PERSONAL
Agent

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