



32 Ashley Road, Epsom, Surrey KT18 5BB

£155,000 Share of Freehold

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- GROUND FLOOR STUDIO APARTMENT
- 0.48 MILES TO MAINLINE STATION & SHOPS
- 0.17 MILES TO BEAUTIFUL ROSEBERY PARK
- OPEN PLAN LIVING/BEDROOM
- FITTED KITCHENETTE
- SEPARATE SHOWER ROOM
- ENTRYPHONE SYSTEM
- ATTENTION INVESTORS- 4.5% RENTAL YIELD
- IDEAL FOR FIRST TIME BUYERS
- SCOPE FOR FURTHER IMPROVEMENT

**Tudor House, 66 The Street
Ashted Surrey
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www.patrickgardner.com**

The Property Located in a Conservation area which is conveniently located for Epsom town centre, Rosebery Park, Epsom mainline station and University of Creative Arts, this ground floor studio apartment makes an attractive proposition for first time buyers and investors alike with a yield of 4.5%.

A central front door with key and entry phone system leads to the communal hallway with individual post trays leading through to a rear access door straight ahead. Tudor can be found on the ground floor to the rear of the block and comprises a open plan living room/bedroom with electric heater leading in to the kitchenette area with fitted storage cupboards, space for washing machine, two ring electric hob, a window and a dome rooflight providing a good amount of natural light. A separate tiled shower room also with dome rooflight comprises a white suite and completes the accommodation.

Tenure Leasehold, 125 Years from 31st March 2013

Maintenance Service charge £234.21 correct as of 17/06/22 paid & reviewed quarterly

Ground Rent: N/A

EPC **D** & Council Tax Band **A**

Situation Conveniently situated within easy walking distance of Epsom town and Ashley centre, multiple bus routes, Rosebery park and within half a mile of Epsom's mainline railways station offers fast and frequent services to Waterloo, Wimbledon, Vauxhall and Victoria in approximately 45 minutes. Furthermore, West Ewell close to hand offers a zone 6 connection.

The town enjoys a wide variety of comprehensive shopping and recreational facilities including a multi complex cinema, theatre a wide range of bars and restaurants providing a good choice of evening entertainment, several gyms and numerous social/sports clubs.

The area is well renowned for its excellent educational facilities including the local schools of Epsom Primary & Nursery School, Blenheim & Rosebery High Schools.

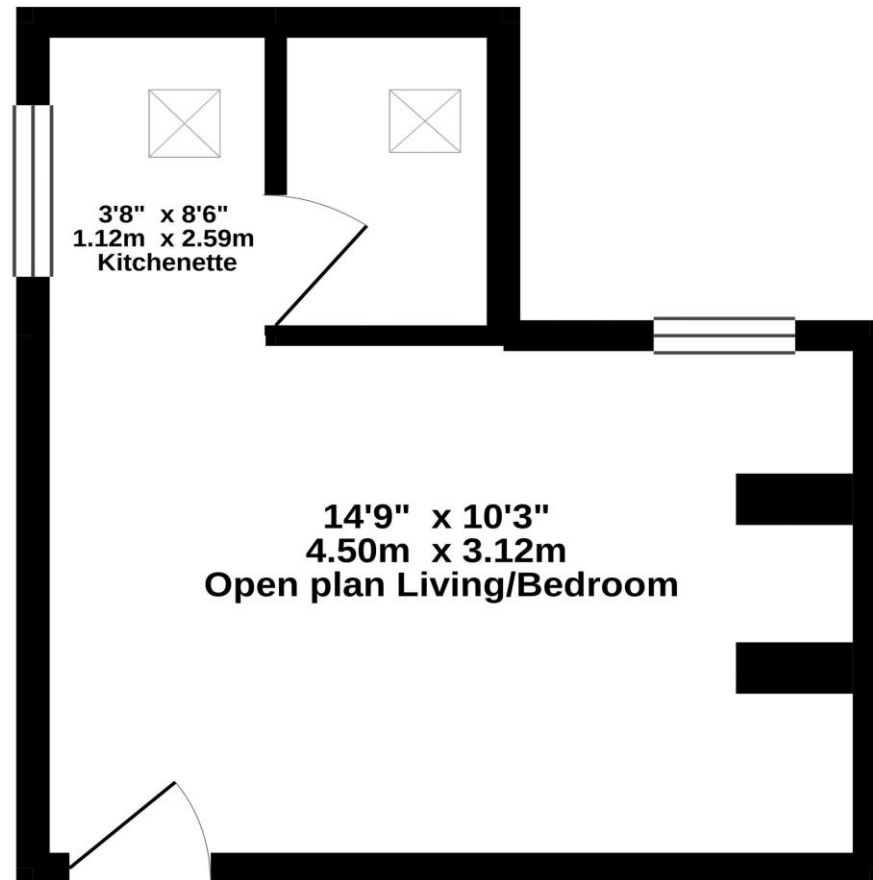
The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

PGA1762





GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 205 sq.ft. (19.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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