

Tudor, Flat 3 32 Ashley Road, Epsom, Surrey, KT18 5BB

Asking Price £155,000









- GROUND FLOOR STUDIO APARTMENT
- 0.17 MILES TO BEAUTIFUL ROSEBERY PARK OPEN PLAN LIVING/BEDROOM
- FITTED KITCHENETTE
- ENTRYPHONE SYSTEM
- IDEAL FOR FIRST TIME BUYERS

- 0.48 MILES TO MAINLINE STATION & SHOPS
- SEPARATE SHOWER ROOM
- POTENTIAL YIELD OF BETWEEN 5.5% & 6%
- SCOPE FOR FURTHER IMPROVEMENT

Description

Located in a Conservation area which is conveniently located for Epsom town centre, Rosebery Park, Epsom mainline station and University of Creative Arts.

A secure entry front door leads to inner hallway with post trays and rear access door. This studio apartment has an open plan living room/bedroom and kitchenette with separate shower room to the rear. Although the property could so with some modernising works, it makes an attractive proposition for first time buyers and investors alike with an approximate yield of between 5.5% and 6%. Currently there is a tenant in situ who is prepared to vacate if needed.

Situation

Epsom offers a variety of shops, bars, restaurants and cafes and is home to the Epsom Playhouse presenting a variety of different shows. Nearby there are leisure facilities including The Rainbow Leisure Centre & David Lloyd Centre.

Epsom is a popular commuter town, and offers highly regarded 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. Epsom main line station is close by and provides services to London Waterloo and Victoria.

Tenure Leasehold

EPC D
Council Tax Band A

Lease 125 Years from 31/03/2013

Service Charge Approx £300 per quarter (just being re-calculated)

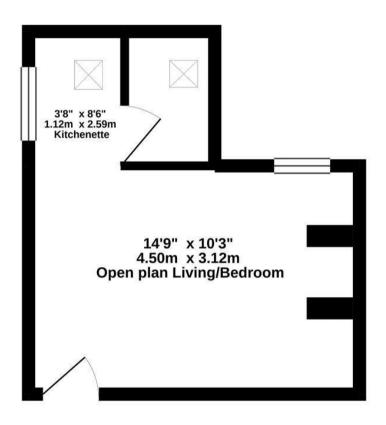
Ground Rent £75.00 per annum







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 floorpian contained lines, measurements of doors, windows, come and any other timm are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency; can be given.

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