



Ashley Road

Epsom, KT18 5BA

Asking price **£375,000**


The local agent
thelocalagent.co.uk



6 Malvern Court Ashley Road, Epsom, KT18 5BA

Asking price £375,000

A well presented ground floor maisonette only a short walk away from Epsom high street and backing onto Rosebery park.

Accommodation includes two double bedrooms, a lounge/diner, re-fitted kitchen with breakfast bar, bathroom with electric shower and separate WC.

Outside there is a delightful South Westerly facing private garden with a shared side access, there is also a garage to the rear accessed via Ashley Road.

Other benefits include double glazing, gas central heating, the remainder of a 999 year lease and vacant possession.

Property Features

Ground Floor Maisonette
South Westerly Facing Garden
Garage To Rear
Two Double Bedrooms
Backing Rosebery Park
Short Walk Into Town
Vacant Possession
Remainder of 999 Year Lease
Double Glazing
Gas Central Heating

Council Tax Band: D
Tenure: Leasehold
EPC Rating: D
Total approximate floor area: 718.00 sq ft

Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria. There is also a selection of cafe's restaurants pubs and several gyms including the Rainbow Centre and David Lloyds.



Malvern Court, Ashley Road



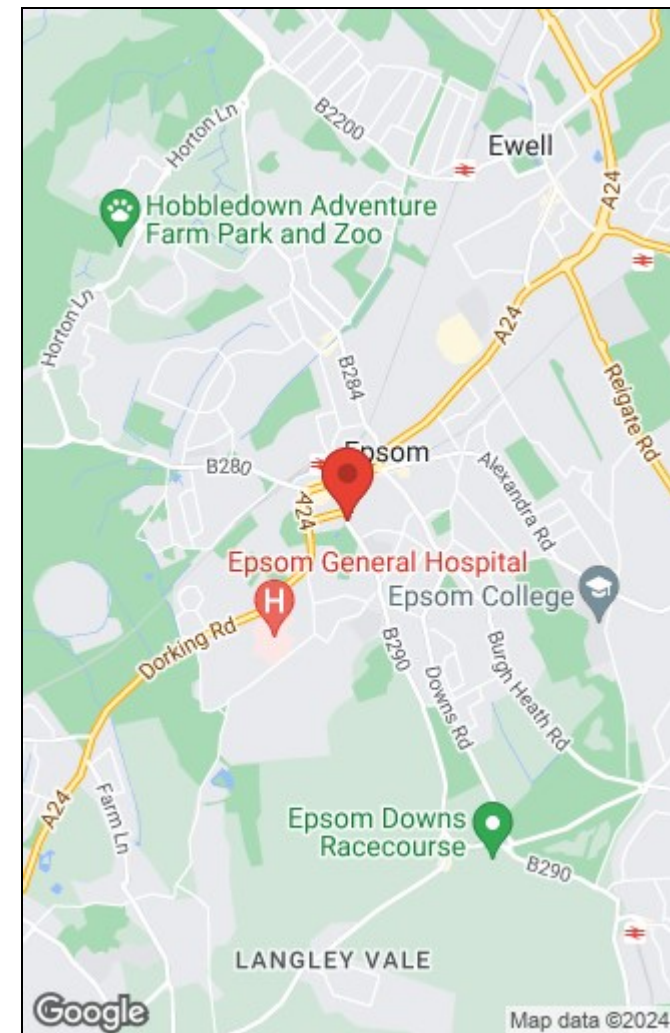
Total Area: 66.7 m² ... 718 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
66	74	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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