



Station Approach, Epsom

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- Potential Of No Onward Chain
- Allocated Parking Space
- Second Floor Apartment With Views
- Two Double Bedrooms
- Modern Bathroom & Ensuite
- Spacious Reception Space
- Open Plan Kitchen
- Ideal Investment or FTB
- Ideally Positioned For Commute
- Heart of the Town Centre

Located in the heart of Epsom town centre within a stone's throw of the railway station, shops, and restaurants, this bright and spacious two double bedroom second floor apartment is offered with the potential of no onward chain and the rare benefit of an allocated parking space!

Perfect as an investment, first time buy or perhaps a bolthole for those wanting to downsize but not downgrade, this excellently positioned two double bedroom apartment benefits from spacious accommodation, a good amount of storage and an abundance of natural light.

If you are looking for a generously proportioned, really nicely presented town centre apartment that balances unrivalled convenience with generous living, this two double bedroom example should be viewed at the earliest opportunity

The apartment is set on the second floor and is accessed by a security entry system and a lift service from the communal



entrance hall that provides easy access.

The property benefits from a spacious open plan living area with a Juliet balcony and a bright Westerly aspect with a pleasant outlook over the Town Centre up to the Epsom Downs. There is an open plan fitted kitchen with integrated appliances, impressive and generous master bedroom with ensuite, generous guest bedroom and bathroom suite.

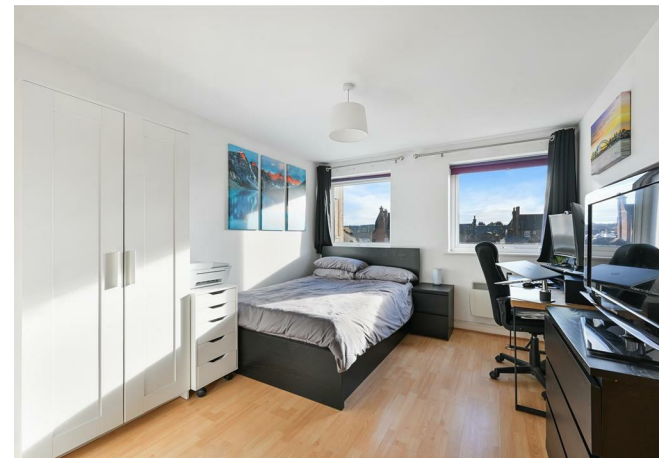
Further points to mention include the built in cupboard within the entrance hall, entry phone system, allocated parking space and the potential of no onward chain. Viewing is essential to appreciate the convenient location of this balanced apartment.

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 international airports.

Tenure - Leasehold
Length of lease (years remaining) - 105
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 4,240.00
Council tax band - D

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.

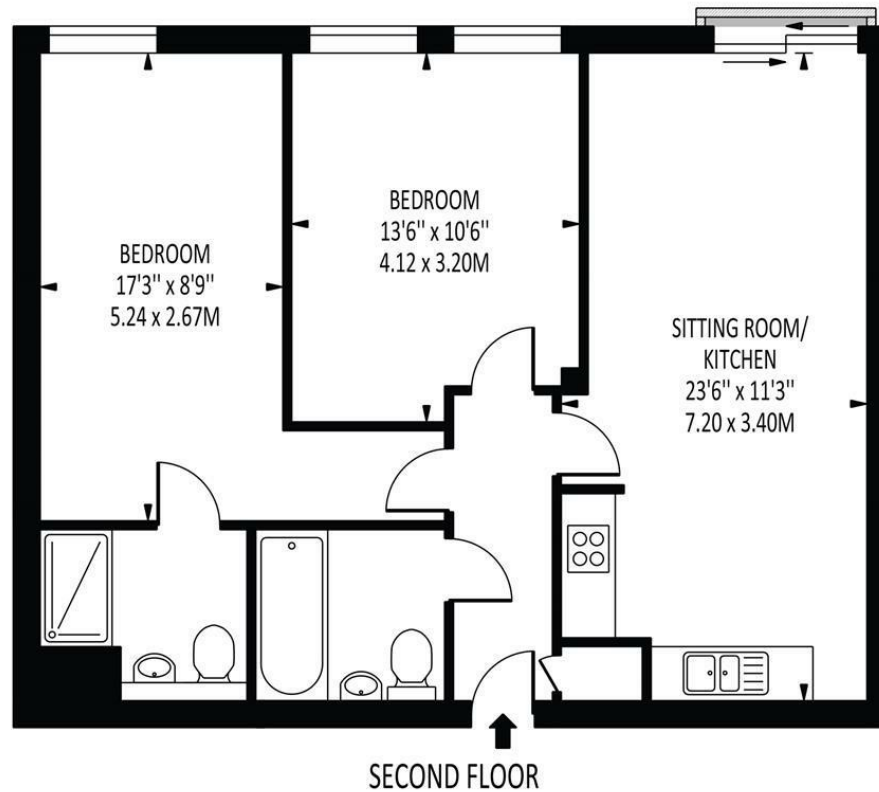




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Hudson House

Total Area: 707 SQ FT • 65.70 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 | | |
| | 75 | 83 |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

