



Chase Road, Epsom

The **PERSONAL** Agent

Guide Price £200,000

Leasehold - Share of Freehold

- One Bedroom Ground Floor Flat
- Requiring Complete Modernisation & Improvement
- Front & Rear Gardens
- Double Glazing
- 540 sq ft of Accommodation
- Blank canvas, ideal for a DIY person
- No Onward Chain
- 500 yards of local amenities

Situated in a convenient location close to the town centre of Epsom, this one bedroom ground floor flat offers a unique opportunity for those with a creative flair.

Offering 540 square feet of accommodation, the property features a spacious reception room, a well proportioned bedroom, fitted kitchen and a shower room, making it an ideal space for individuals or couples seeking a comfortable home they can do work to.

The flat boasts both front and rear gardens, providing a lovely outdoor area to enjoy. Additionally, there is a lean to conservatory that can serve as a versatile store room and is perfect for a DIY enthusiast or anyone looking for a blank canvas to transform into their dream home.



While the maisonette requires complete modernisation and improvement, it presents an exciting opportunity to personalise the space to your taste and style. Its convenient location, just 500 yards from the local station and shops, ensures that you are well connected to the surrounding area, making daily commutes and errands a breeze.

Steeped in history, Epsom has all that is needed for modern living. A leisurely stroll into the town offers a wide range of popular high street shops, a lovely mix of independent boutiques and a fabulous choice of gastro-pubs, cafés and restaurants to suit all culinary palates.

Surrounding Epsom town centre are miles of tracks and trails to explore on foot or by bike, taking you through the enchanting woodlands of Epsom and

Ashted Common, Horton Country Park or across the famous Epsom Downs.

London is only 35 minutes by train from Epsom so if its commuting for work or a night out on the town, it's made very easy with numerous trains each hour to Waterloo, Victoria and London Bridge.

Tenure- Share of Freehold
Length of lease (years remaining) - 142
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.



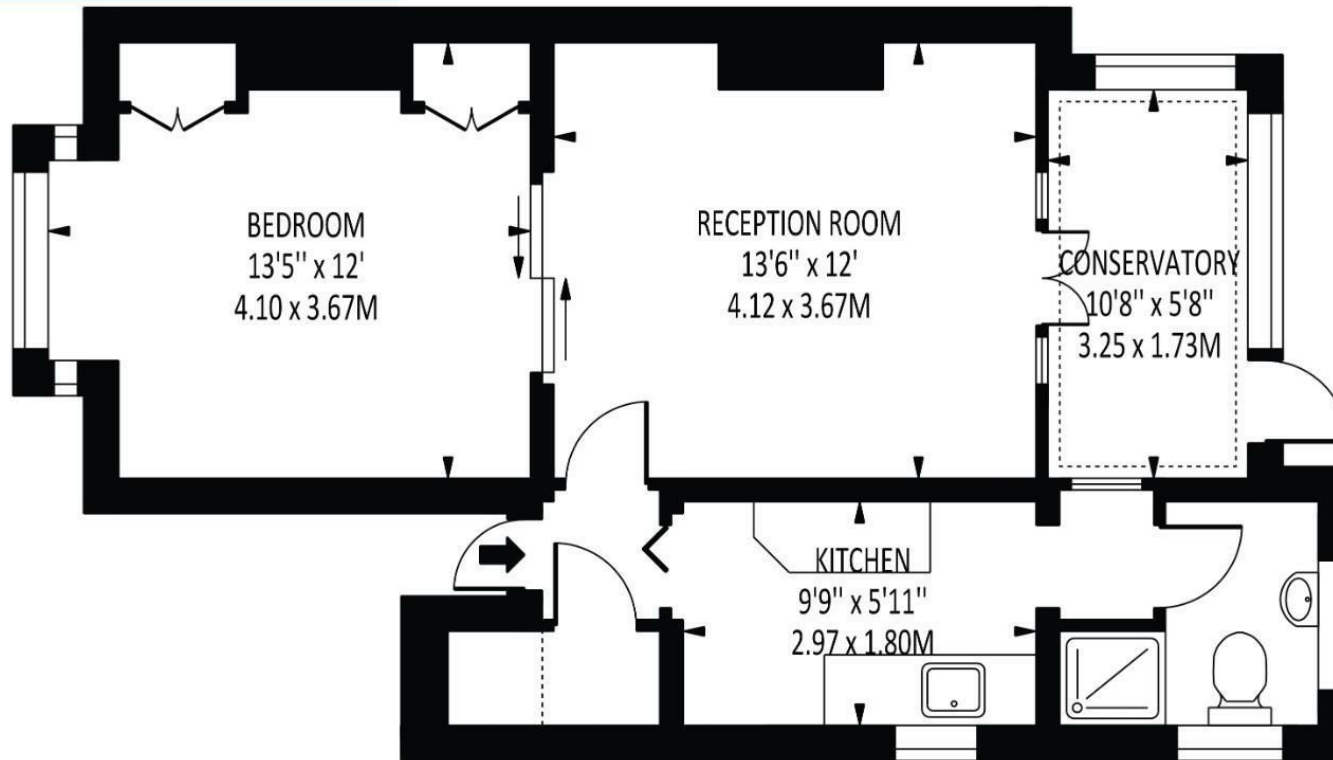


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Total Area: 540 SQ FT • 50.20 SQ M



LOWER GROUND FLOOR

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		
	56	78
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.

