



Sandy Mead, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Leasehold

- Exclusive gated development
- Three well proportioned bedrooms
- 1007 sq ft of accommodation
- 18ft x 12ft reception room
- Stylish kitchen
- Bathroom and ensuite
- Two allocated parking spaces
- High ceilings & sash windows

Located within an exclusive gated development in a converted Victorian building, this spacious three-bedroom first floor apartment occupies a prime position in sought-after Clarendon Park. Offering approximately 1,007 sq ft of bright and well-proportioned accommodation, the property also enjoys access to private, secluded communal gardens.

The impressive layout includes three generous bedrooms, a stunning 18ft x 12ft living room, stylish kitchen, ensuite shower room and main bathroom. Accessed via double security gates, the development provides two allocated parking spaces. Conveniently positioned close to a bus stop, Horton Country Park and David Lloyd leisure centre, this exceptional apartment warrants early viewing.

The living room is a real feature of this property, with high ceilings and large sash windows and there is also an abundance of built in storage throughout.



Such is the rarity of apartments of this size, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation and fantastic position of this home is unrivalled in our view.

The mature and private communal grounds to the rear provide the most perfect leafy backdrop with an abundance of wildlife including regular visits from fawn deer.

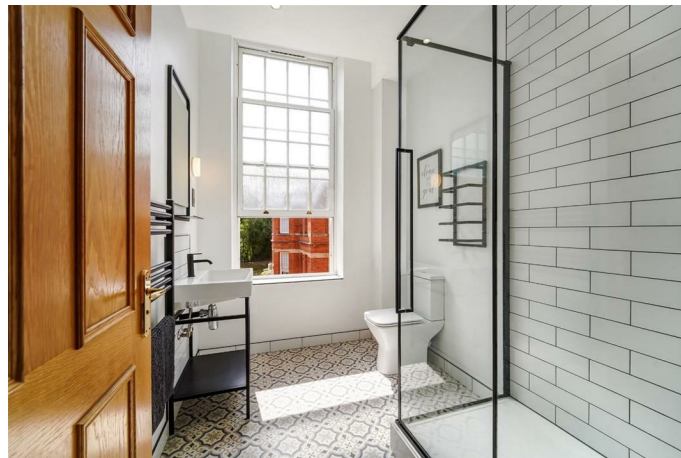
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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

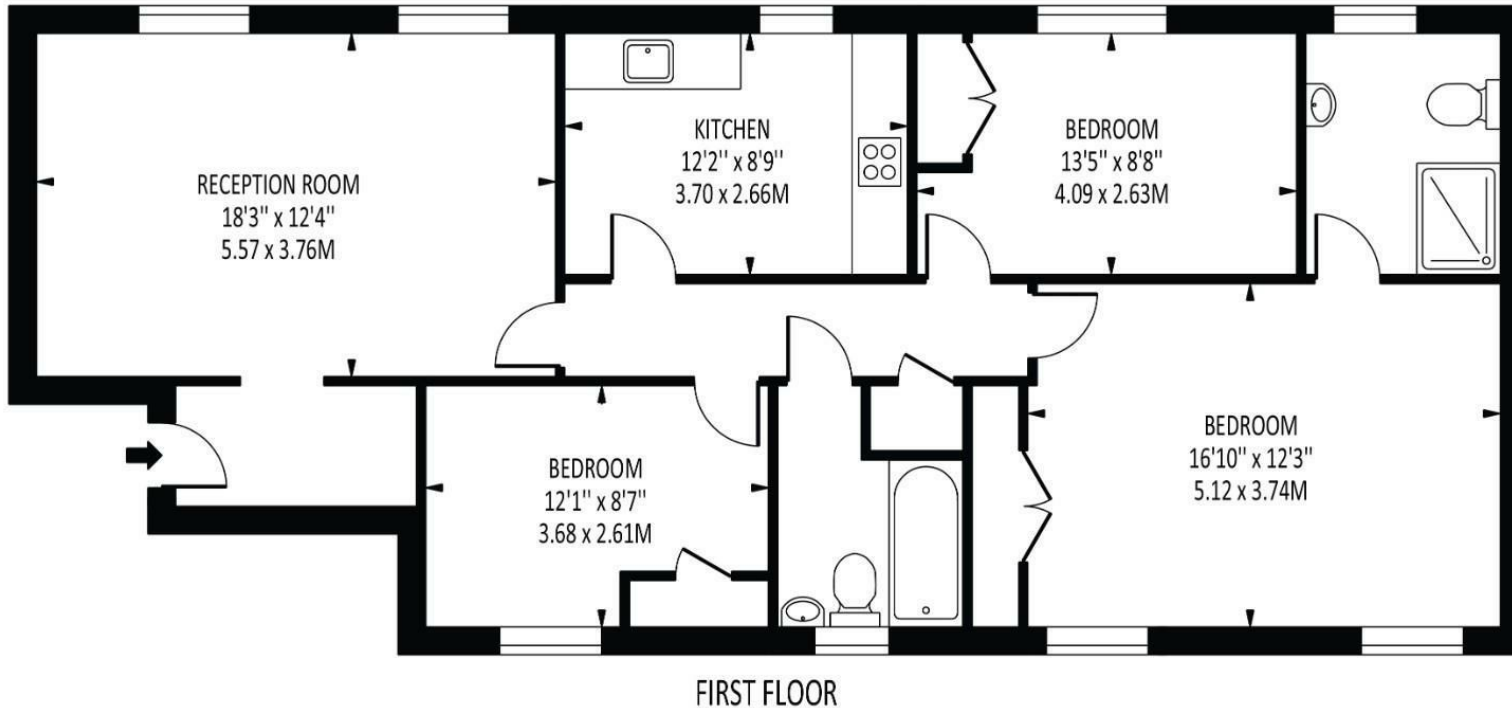
access to both Heathrow and Gatwick airports.

Tenure -
Length of lease (years remaining) - 973
Annual ground rent amount (£) - 418.60
Annual service charge amount (£) -2,090.00
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.







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		
	59	65
England & Wales		
EU Directive 2002/91/EC		

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