

The PERSONAL Agent

Winchester House Phoenix Close, Epsom

Guide Price £280,000

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- Easy access to Epsom town, shops & station
- Double glazed sash windows
- Surrounded by picturesque parkland
- No onward chain for swift move
- Turn key opportunity in great location
- Modern white bathroom
- Two floor to ceiling hallway cupboards providing substantial storage
- First floor one bedroom apartment
- High ceilings throughout
- Two allocated parking spaces

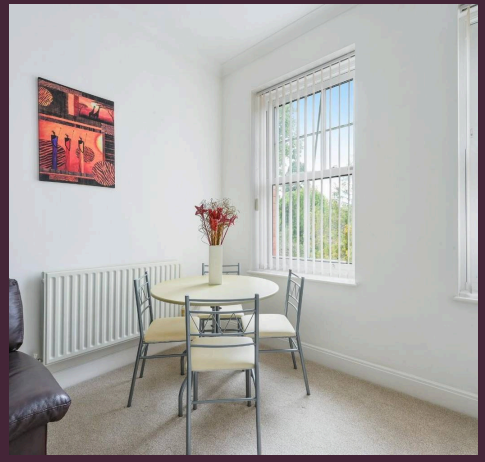
Approached via a sweeping driveway surrounded by picturesque parkland, The Personal Agent are delighted to present this bright and spacious first floor apartment.

Boasting impressive high ceilings and large double glazed sash windows, the property has a wonderful sense of light and volume throughout. There is also an attractive open green space to the front of the building, which links directly to Horton Country Park and a fenced and gated communal garden to the rear of the building, to be enjoyed by residents only.

The apartment is set within a small building, of just 6 other apartments and enjoys a particularly pleasant outlook across the surrounding parkland, creating a peaceful and leafy environment that is rarely associated with apartment living.











Description

Further benefits include two allocated parking spaces, providing valuable convenience for residents, while the combination of the high ceilings and substantial sash windows gives the accommodation a distinctive character and impressive proportions. Offered to the market chain free, the property would suit a diverse selection of buyers. Whether you are a first time buyer looking to take your first step onto the property ladder, an investor seeking an appealing opportunity or considering a downsize move, this apartment is well worth consideration. An internal viewing is highly recommended to fully appreciate the quality, proportions and attractive surroundings of this individual home.



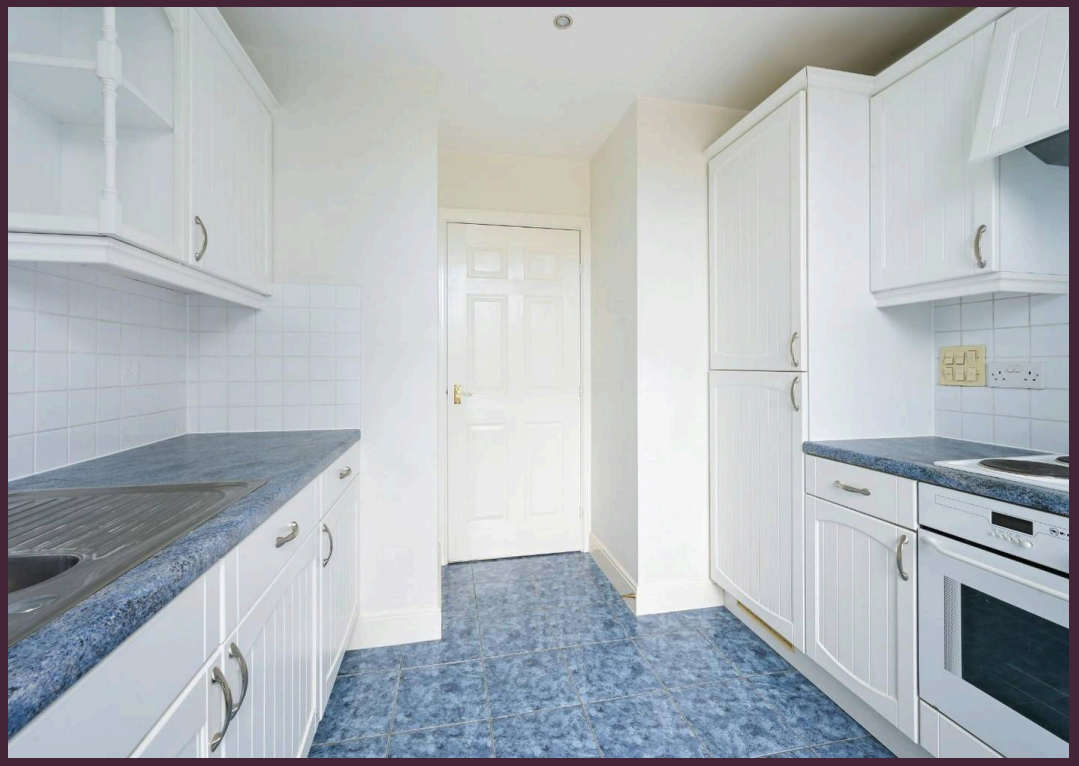
Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park, yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths. The location has a distinct parkland feel to it and is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school.

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Council Tax band: C

Tenure: Leasehold

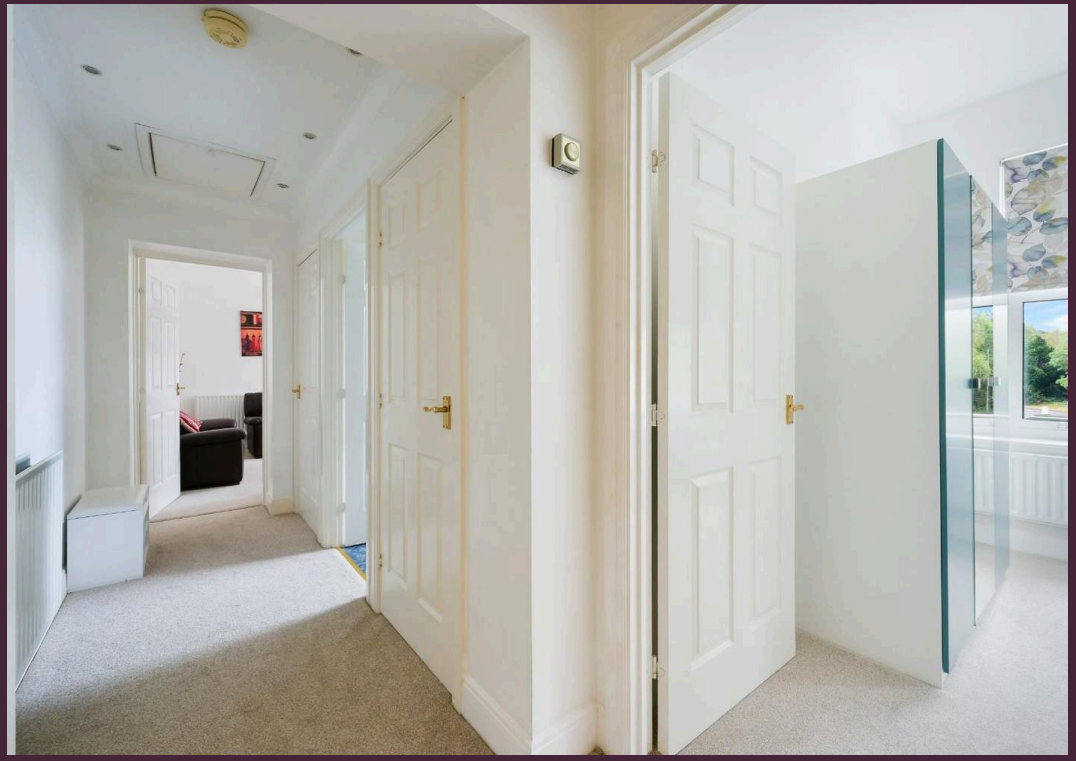
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





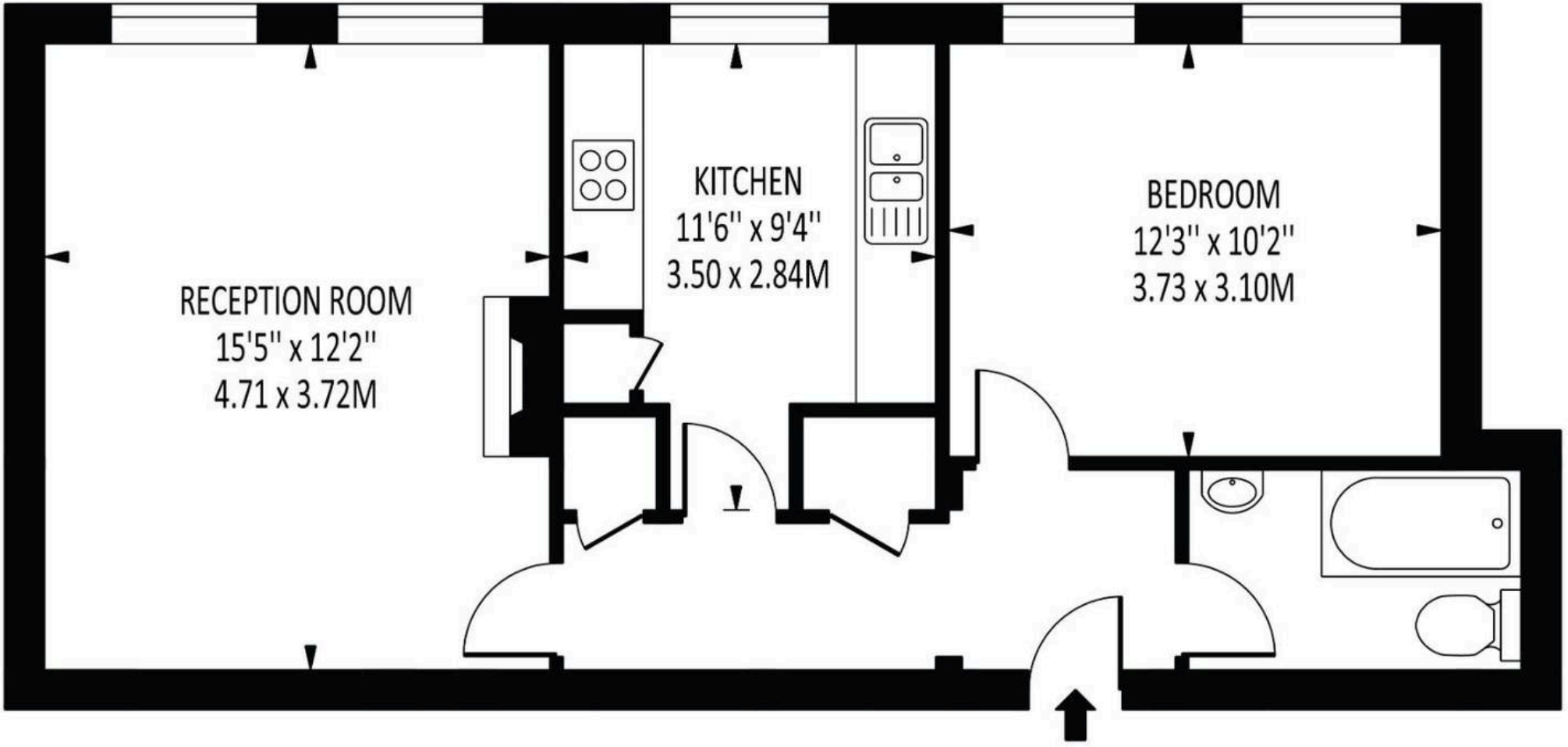




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Total Area: 541 SQ FT • 50.25 SQ M



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 inpspection, 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.



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