



Station Approach, Epsom

The PERSONAL Agent

Guide Price £340,000

Leasehold

- Stunning elevated outlook
- Practical Town Centre location
- Lift service & secure entry system
- Two generous double bedrooms
- 30ft living/dining room
- Modern open plan kitchen
- Southerly facing balcony/terrace
- Doorstep of station & shops
- Top floor apartment (sixth floor)
- Viewing strongly recommended

With stunning elevated far reaching views over Epsom town centre and up to the Queens Stand at Epsom Downs racecourse, this contemporary top floor apartment warrants immediate inspection to fully appreciate the flexible and bright accommodation.

The property benefits from a South facing private terrace with great elevated views, spacious 30ft living/dining room, open plan kitchen, two generous double bedrooms and a main bathroom. Further noteworthy points to mention include lift service and a security entry system. Viewing strongly advised.

The property itself offers over 700 Sq. ft of accommodation. An entrance hall with a storage cupboard leads through to a 30ft living/dining area which is open plan to the kitchen creating a great social and entertaining space.

Both the bedrooms are nicely proportioned and are serviced by a modern bathroom with the practical utility cupboard



completing this well balanced accommodation.

The property is served by a security entry phone system and a lift with further stand out feature being the amazing far reaching views from the Southerly facing balcony.

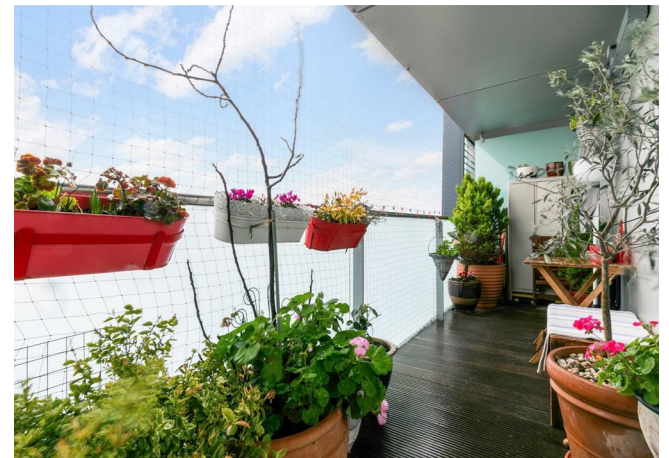
We would highly recommend arranging a viewing of this sensibly priced apartment at your earliest convenience.

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 a 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 southwest of London. 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 - Leasehold
Length of lease (years remaining) - 112
Annual ground rent amount (£) - 0
Annual service charge amount (£) - 2545.00
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.

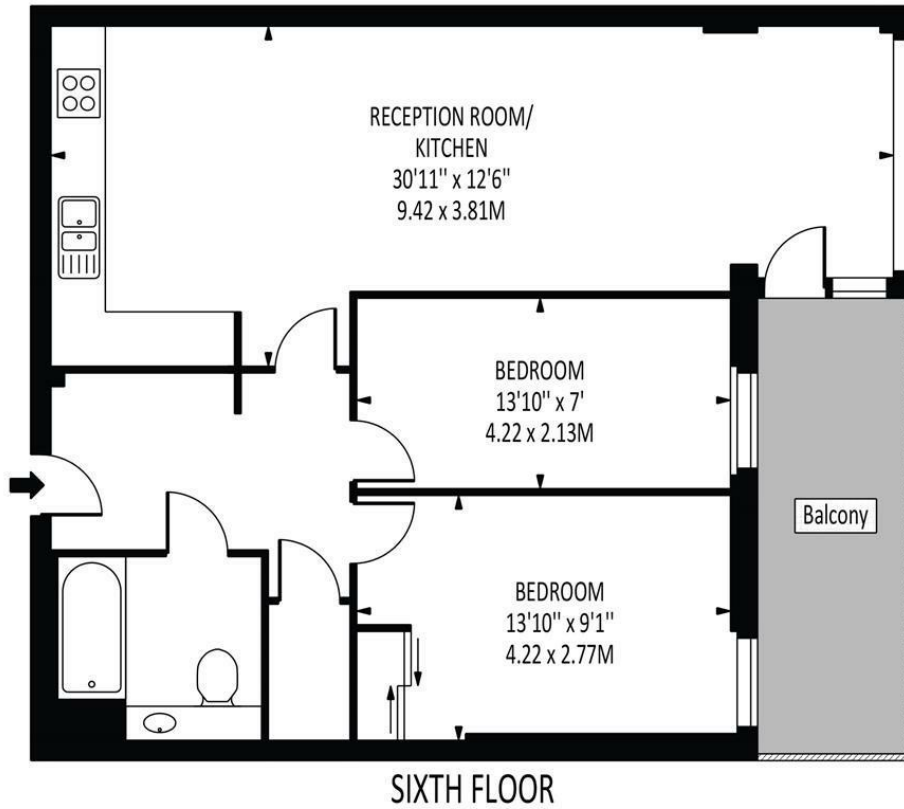




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Jubilee House,
Station Approach
Total Area: 704 SQ FT • 65.40 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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