



Upper High Street, Epsom

The **PERSONAL** Agent

Guide Price £150,000

Leasehold

- Over 55's Retirement Flat
- Second Floor Apartment
- Two Double Bedrooms
- Walk in Shower Cubicle
- Underground Parking
- Communal Lounge & Laundry
- Town Centre location
- No Onward Chain

Nestled in the heart of Epsom, this delightful second floor flat offers a perfect blend of comfort and convenience, ideal for those over 55 seeking a retirement property. With two spacious double bedrooms, this modern apartment provides ample space for relaxation and personalisation. The generous 21 ft lounge/dining room benefits from a great deal of natural light, creating a warm and inviting atmosphere for both entertaining guests and enjoying quiet evenings at home.

The flat features a well appointed fitted kitchen, perfect for preparing meals, and a modern bathroom equipped with a walk-in double-sized shower cubicle, ensuring ease of access and comfort. Double glazing throughout the property enhances energy efficiency



and provides a peaceful living environment.

Residents will appreciate the communal lounge, which fosters a sense of community among neighbours, as well as the laundry facilities and beautifully maintained gardens, perfect for enjoying the outdoors. The property is easily accessible via a lift or stairs, making it suitable for all mobility needs.

Situated in a prime town centre location, you will find a variety of shops, cafes, and amenities just a stone's throw away. Additionally, the property benefits from underground parking, providing secure and convenient access for residents and visitors alike. With no onward chain, this flat is ready for you to move in and start enjoying your new home immediately. This is

a wonderful opportunity to embrace a vibrant lifestyle in a sought-after area.

Tenure- Leasehold

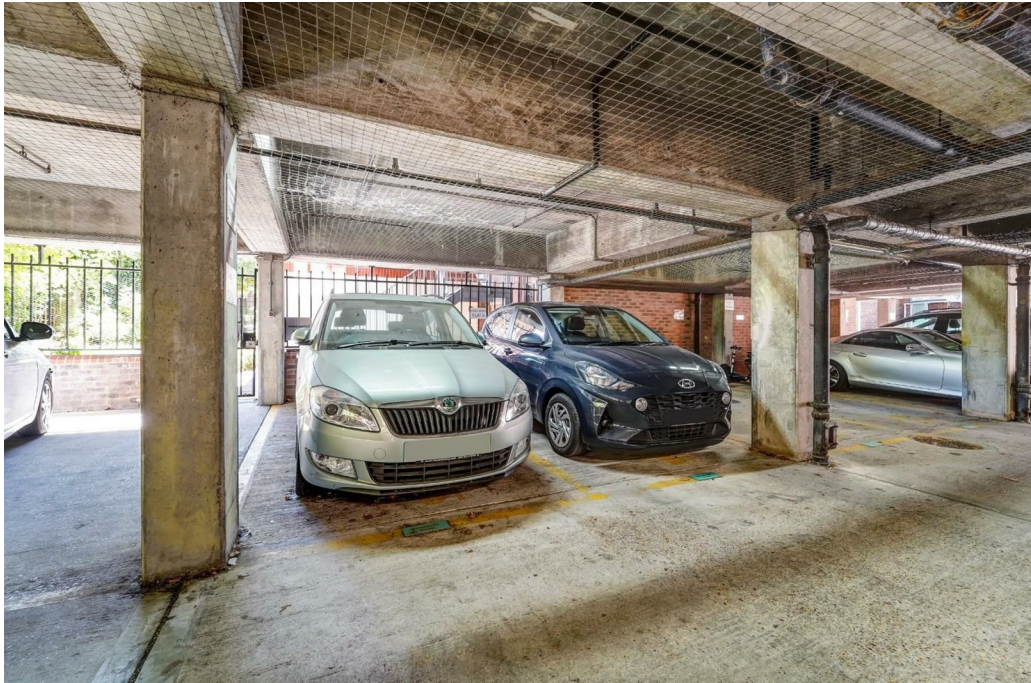
Length of lease (years remaining) - 968

Annual service charge amount (£) - £2,519.43

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.

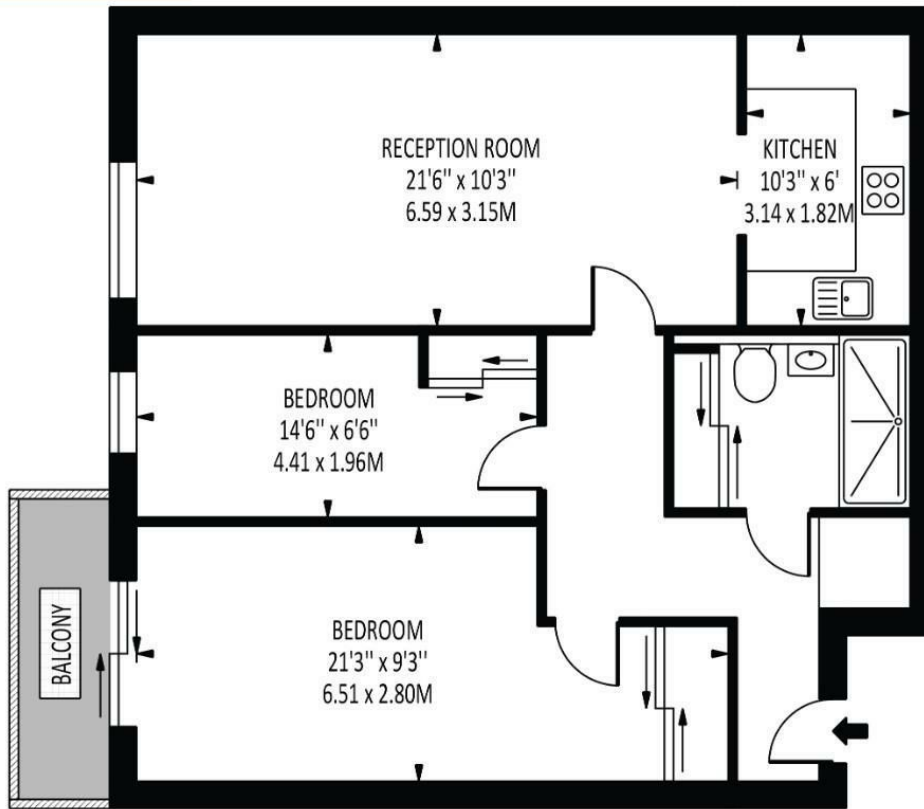




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Homewater House,
Upper High Street
Total Area: 730 SQ FT • 67.80 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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
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.

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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.

