



Sandy Mead, Epsom

The PERSONAL Agent

Guide Price £475,000

Leasehold

- No onward chain
- Exclusive gated development
- Two double bedrooms
- 1231 sq ft of accommodation
- 17ft x 15ft reception room
- Modern kitchen with room for breakfast table
- Bathroom and ensuite
- Allocated parking space
- Garage
- Beautiful communal gardens

Coming to market with no onward chain and located within a convenient and central position within this gated and exclusive converted Victorian building. This two bedroom, first floor apartment is set in the heart of the highly sought after Clarendon Park and offers an impressive 1231 Sq. ft of light and bright accommodation, and enjoys the use of the private and secluded gardens that surround it.

The property is one of the biggest and most spacious examples of a two bedroom apartment we have recently seen and offers two double bedrooms, a stunning 17 x 15 ft living room with dual aspect which really provides the 'wow' factor, large kitchen with space for a breakfast table, ensuite shower room and main bathroom.

Accessed via double gates with a security entry system, there is an allocated parking bay, garage and its own door leading up the stairs onto a first floor landing and the apartment beyond.

Just a stone's throw from the bus stop and a short walk from the



open spaces of Horton Country Park and the David Lloyd leisure centre, due to the high level of interest that we expect in this property we are recommending immediate inspection.

The living room is a real feature of this property, with high ceilings, 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.

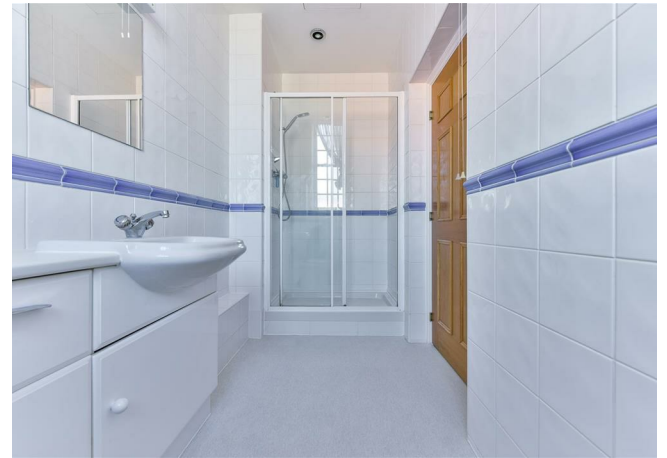
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety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

restaurants and pubs available locally.

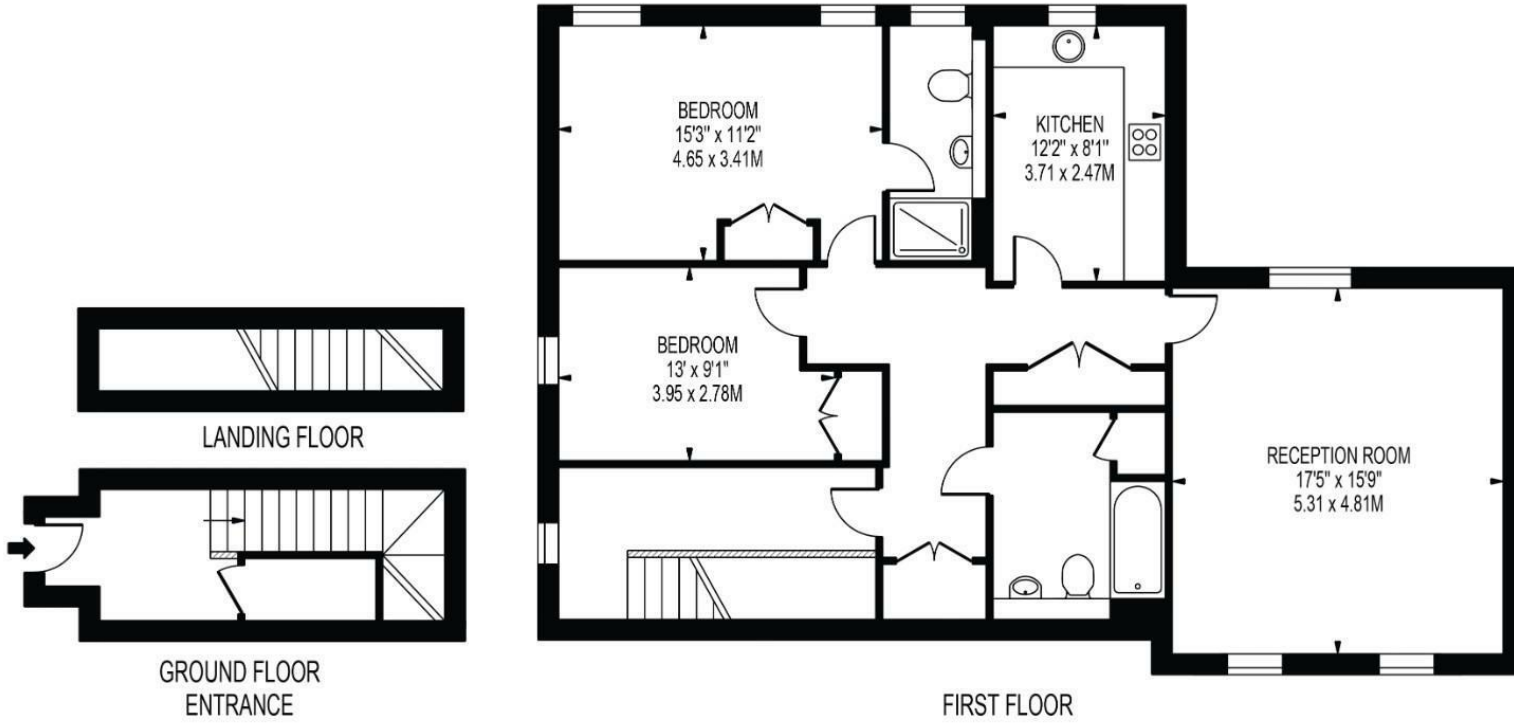
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Leasehold
Length of lease (years remaining) - 979
Annual ground rent amount (£) - 420.00
Annual service charge amount (£) - 2400.00
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.







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (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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