



The **PERSONAL** Agent

Flat 2, Ashley Court Ashley Road, Epsom
£345,000

Flat 2

Ashley Court Ashley Road, Epsom

- Three bedrooms
- Light filled rooms
- Beautifully maintained communal gardens
- Amazing town centre location
- Approaching 900 sq ft of space
- Moments from Station & High Street
- Wooden floors in some rooms
- No onward chain
- Ground floor flat
- Residents Parking and optional communal storage

The Personal Agent are delighted to present this impressive ground floor apartment, offering almost 900 sq ft of bright and generously proportioned accommodation. Ideal for downsizers or buyers seeking character and the opportunity to add their own touch, the property occupies a prime position in central Epsom.

Set within the sought-after Ashley Court development on Ashley Road, the apartment enjoys a peaceful setting while being within easy walking distance of Epsom's shops, cafés, restaurants and everyday amenities. Epsom station is also nearby, providing fast and frequent services to London Waterloo, Victoria and London Bridge. Residents benefit from landscaped communal gardens and parking.





Description

The spacious central hallway provides excellent storage and leads to a larger than average kitchen, with a secondary tradesmen's entrance offering access to the garden. The bright and welcoming reception room features an attractive bay window, creating an ideal space for relaxing or entertaining. The apartment offers three well-proportioned bedrooms, including two doubles, alongside a family bathroom and separate WC. While the property would benefit from some decorative updating, it presents an excellent opportunity for the new owner to personalise and create a home to suit their own tastes. It should be viewed both for what it is today and the potential it offers.



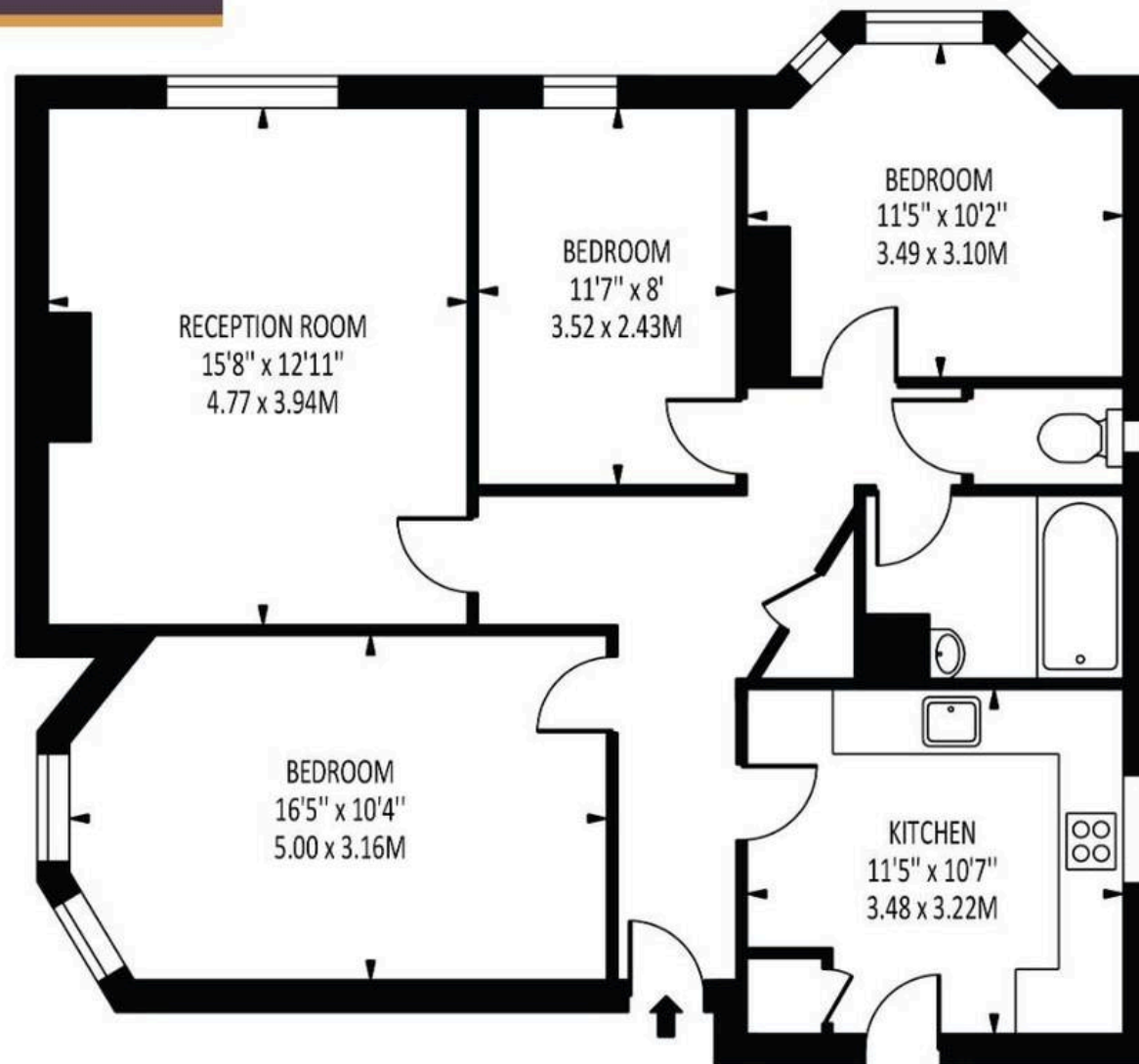
Epsom town centre itself offers a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market. Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.



The Personal Agent Epsom

The Personal Agent Ltd, 2 West Street - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/