



Prospect Place, Epsom

The **PERSONAL** Agent

Guide Price £90,000

Leasehold

- No onward chain
- Modern first floor flat
- One double bedroom with wardrobes
- Retirement development
- Easy access to shops & station
- Practical Town Centre location
- Quiet, tucked away cul de sac
- Spacious living/dining area
- Open Plan kitchen
- Residents & visitors parking bays

****NO CHAIN**** Situated in a little known part of central Epsom that is within easy walking distance of local shops, the town centre and railway station with direct links to London within 35 minutes, Prospect Place is a small cul de sac of warden assisted retirement apartments and this example is offered to the market with no chain and benefits from a secure first floor position with a slightly more generously proportioned layout.

The property benefits from security entry system, living/dining room with square bay window, open plan kitchen area, two built-in storage cupboards, a double bedroom with fitted wardrobes and a generous ensuite bathroom. Further benefits to note include communal residents and visitors parking and communal laundry room.

Enjoying a truly convenient position with an easy level walk that provides access to the high street, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned



retirement property within this price point would be a difficult task indeed.

Benefitting further from a 24 hr emergency pull-cord system, this over 60's development is also close to Alexandra Park, Rosebery Park and of course the open spaces of Epsom Common & Epsom Downs.

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 international airports.

Viewing is strongly advised by vendors Sole agent.

Tenure - Leasehold

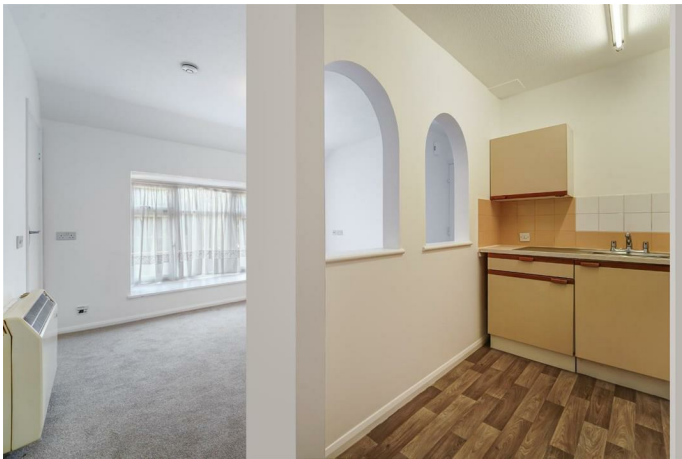
Length of lease (years remaining) - approx 80

Annual ground rent amount (£) - N/A

Annual service charge amount (£) - 2274.00

Council tax band - C

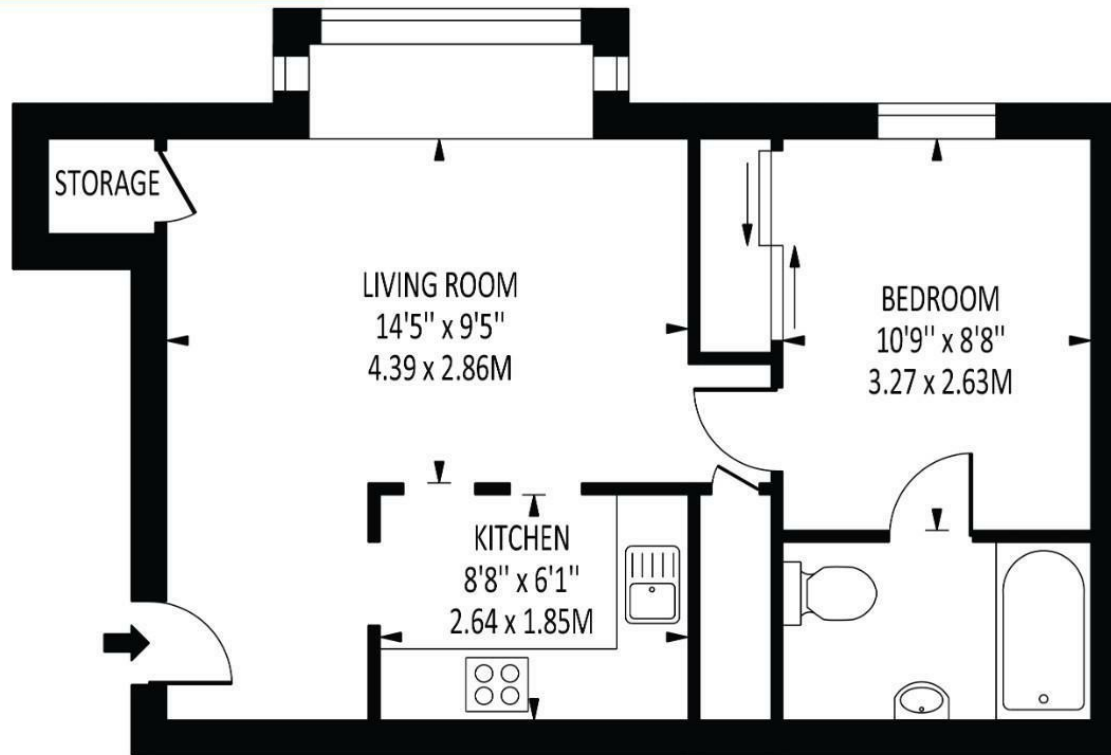
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





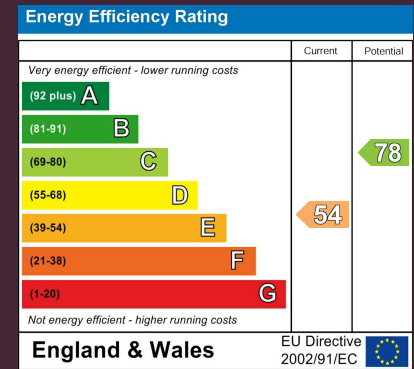
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Prospect Place
Total Area: 441 SQ FT • 40.94 SQ M



FIRST FLOOR

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.



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
01372 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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