



**Jackie Quinn**  
estate agents

**49 Garland House Ashley Road, Epsom**

In Excess of **£499,999**

Located within the desirable Chalk Lane Conservation Area, this contemporary apartment on Ashley Road offers stylish living in a peaceful setting. Measuring approximately 843sq ft, the property forms part of the sought-after Woodcote development, known for its quality finish and contemporary design.

Immaculately presented throughout, the accommodation features a stunning open plan reception room incorporating living, dining and kitchen areas, with access to an easterly-facing balcony ideal for both entertaining and everyday living. The modern kitchen is fitted with a range of high-quality integrated Bosch appliances and stone worktops.

There are two well-proportioned double bedrooms each with built in wardrobes and access to a further balcony which enjoys a westerly aspect. The master bedroom has an ensuite bathroom and there is a separate family bathroom, each beautifully finished. Positioned on the third floor, the apartment enjoys beautiful views over the surrounding area and has access to a stunning communal sky garden.

The property benefits from lift access to all floors, an allocated parking space in the underground car park, alongside separate visitors parking and a playground for use of the residents.

Set in beautifully maintained communal grounds, the property is ideally located for Epsom town centre and the mainline station, the property is close to several highly regarded schools. Epsom is a popular commuter town with excellent road links via the M25 (Junction 9), providing easy access to Heathrow and Gatwick airports, and is close to Epsom Downs, home of the Derby.

Tenure: Leasehold

Lease remaining: 995 years

Service charge: £2,557 per annum

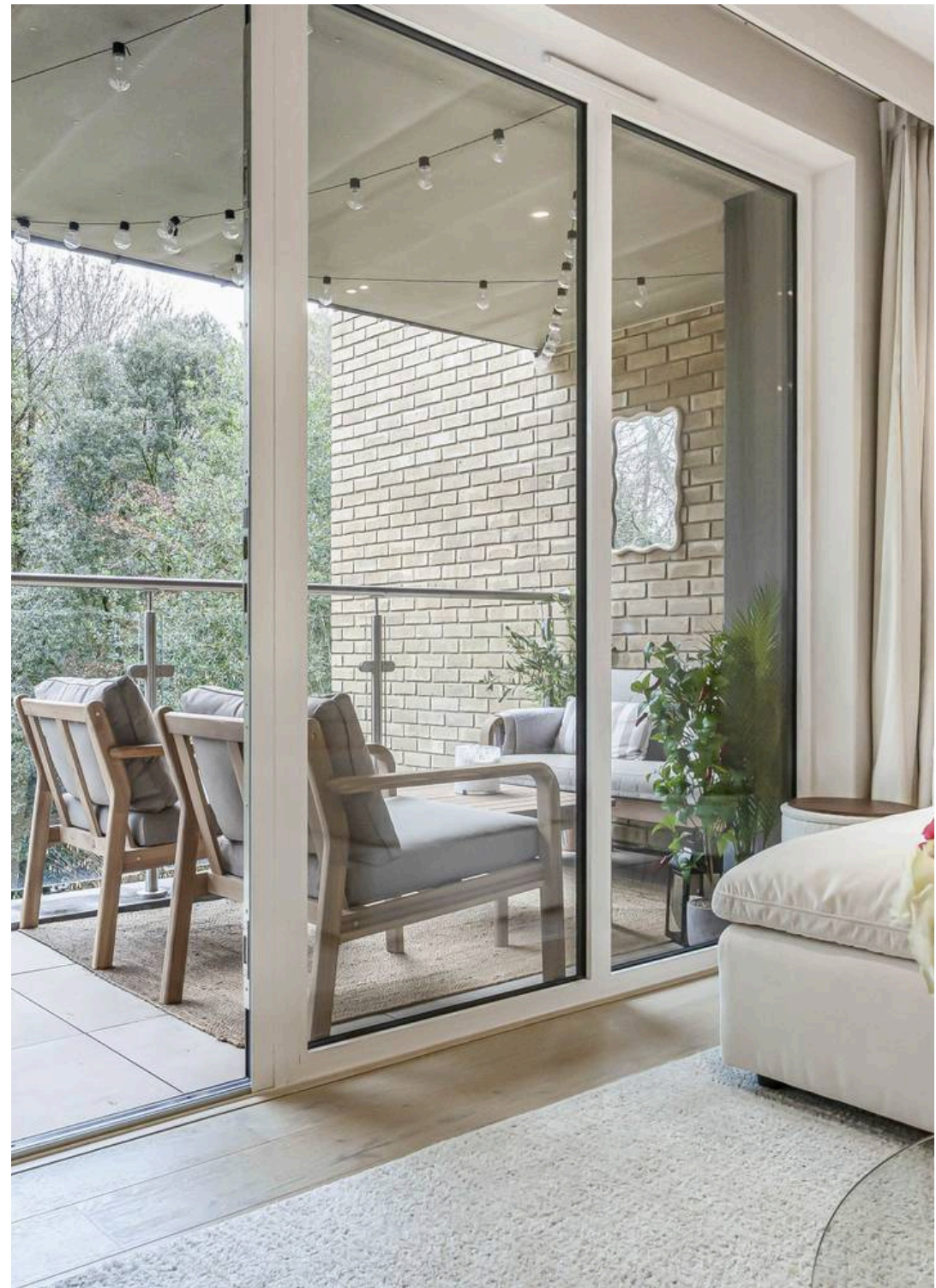
There is no ground rent.

Council Tax band: D

Tenure: Leasehold

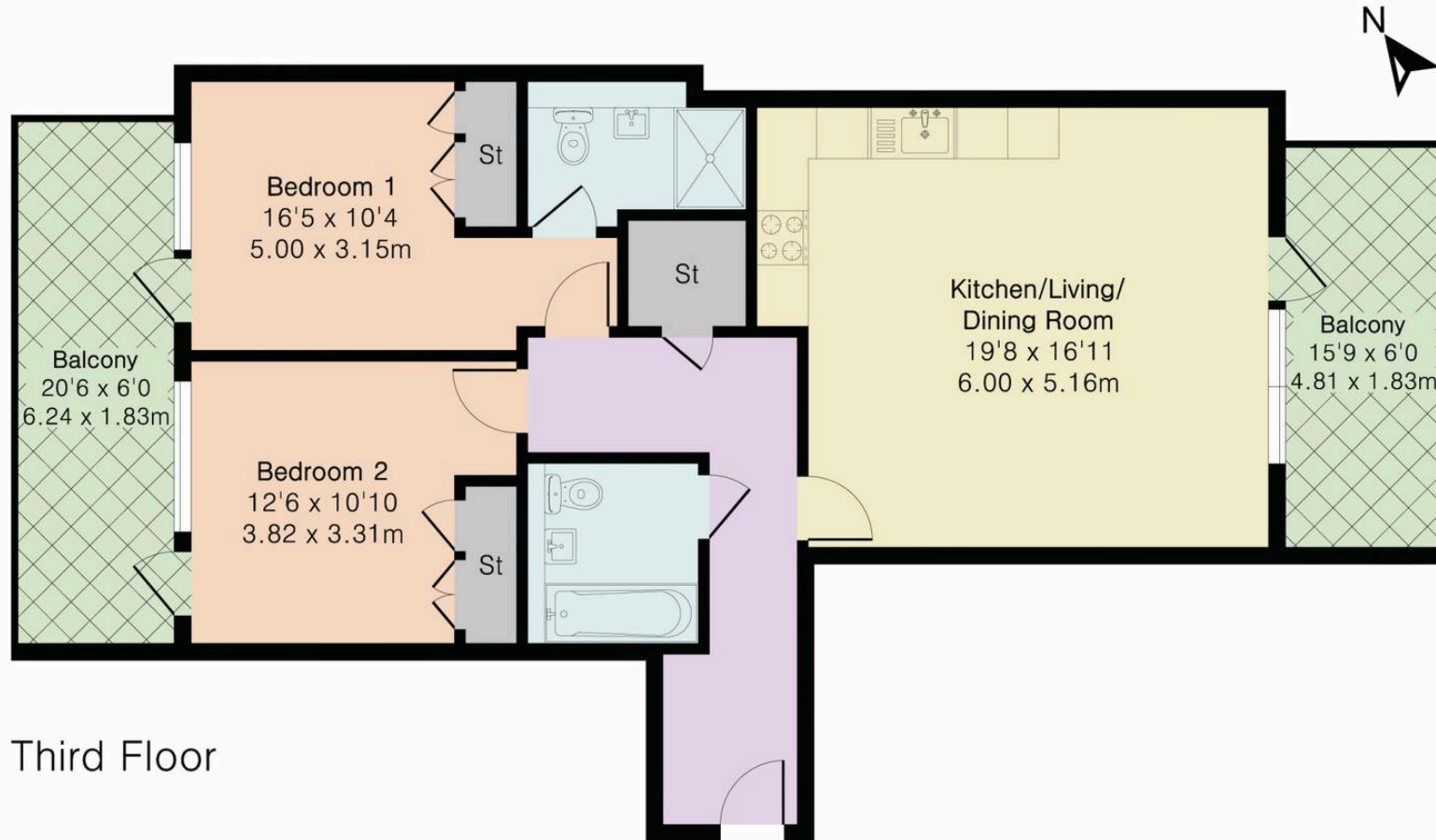
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





# Approximate Gross Internal Area 843 sq ft - 78.3429 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## Jackie Quinn Estate Agents

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