



Garland House, Epsom

The **PERSONAL** Agent



# Guide Price £400,000

## Leasehold

- Stunning development
- Situated In The Chalk Lane Conservation Area
- 747 Sq. Ft, spacious second floor apartment
- Private balcony
- Stylish & contemporary kitchen
- Luxurious bathroom
- One allocated parking bay & visitors parking
- Secure video entry phone system & lift access
- Two generous bedrooms with built in wardrobes
- Easy access to town, station & green spaces

Nestled in the desirable Chalk Lane Conservation Area of Epsom, this contemporary flat on Ashley Road offers a perfect blend of modern living and serene surroundings. Spanning an impressive 747 square feet, the property is part of the prestigious Woodcote development, known for its stylish design and quality finishes.

Upon entering, you are welcomed into a spacious 22ft reception room, thoughtfully designed to accommodate living, dining, and kitchen areas seamlessly. This open plan space along with the Westerly facing balcony is ideal for both entertaining guests and enjoying quiet evenings at home. The contemporary kitchen boasts high-quality appliances and elegant stone worktops, ensuring a delightful cooking experience.

The flat features two generous bedrooms, each equipped with built-in wardrobes, providing ample storage and comfort. The bathroom is equally impressive, showcasing a refined aesthetic that combines functionality with luxury. Externally the property



comes with its own parking space.

This flat enjoys a tranquil and private atmosphere, making it a perfect retreat from the hustle and bustle of daily life. With its prime location and exquisite finishes, this property is an exceptional opportunity for those seeking a stylish home in Epsom. Whether you are a first-time buyer or looking to downsize, this flat promises a lifestyle of comfort and convenience.

The great, central location ensures that practicality is never far away including easy access to Town, Station and of course close to several nearby Ofsted outstanding schools.

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.

Tenure - Leasehold

Length of lease (years remaining) - 995 approx.

Annual ground rent amount (£) - N/A

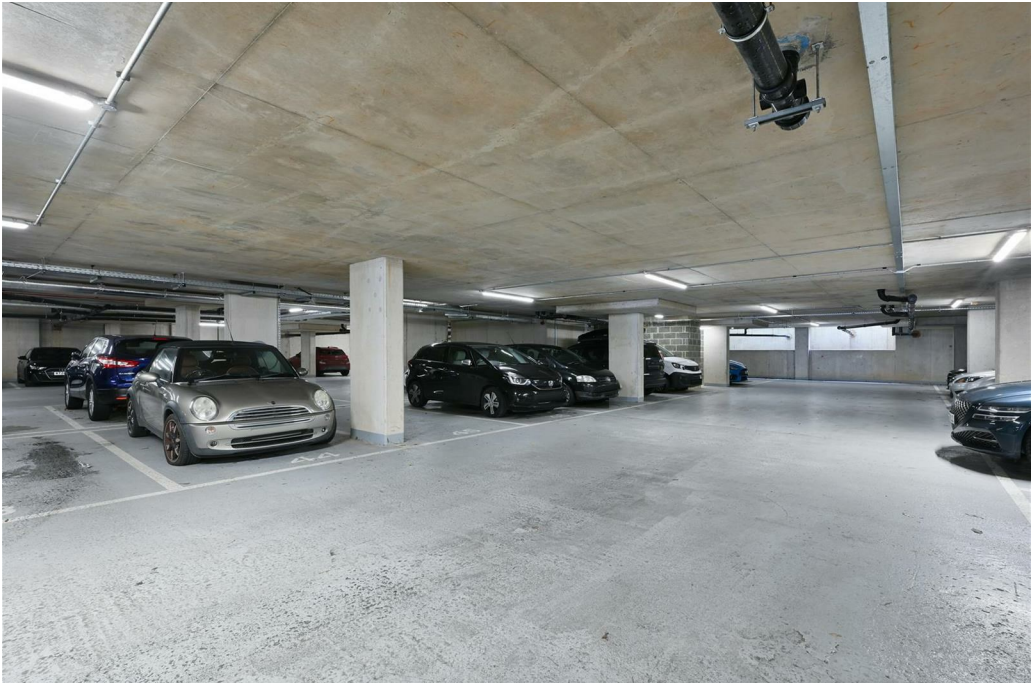
Annual service charge amount (£) - £1069.33

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.







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Total Area: 747 SQ FT • 69.43 SQ M



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.

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            | <b>83</b> | <b>83</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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### LETTINGS & MANAGEMENT

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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.



