



57 East Street, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £325,000 Leasehold

- 777 sq ft of space
- Two double bedrooms
- Ground floor luxury apartment
- Stunning living/dining area
- Open plan contemporary kitchen
- Master bedroom with ensuite
- Contemporary family bathroom
- Allocated gated parking space
- Ample storage
- Close to High Street and Station

Set within a highly desirable modern development that was professionally converted a little over six years ago, this well proportioned ground floor apartment enjoys accommodation of 777 sq ft and a stunning 20ft open plan lounge/kitchen/diner.

Perfect as an investment or a first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

The great aspect of this apartment alongside the flexibility of the space makes immediate viewing a priority.

With the railway station and High Street just 0.5 of a mile away it is hard to imagine a better positioned property.

The apartment has a video security entry phone system and benefits further from a secure communal entrance with disabled access. The property comprises a spacious open plan



living/dining/kitchen area with integrated appliances, impressive principal bedroom with ensuite, a second double bedroom serviced by the modern bathroom suite and ample built-in storage with wardrobes in every bedroom

Further noteworthy points to mention include a large cupboard within the entrance hall and an allocated parking bay to the rear of the building which benefits from remote operated electric gates for secure parking.

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 - Freehold

Length of lease (years remaining) -242 years

Annual ground rent amount (£) - £350

Annual service charge amount (£) - £2,870.24

Council tax band - 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.



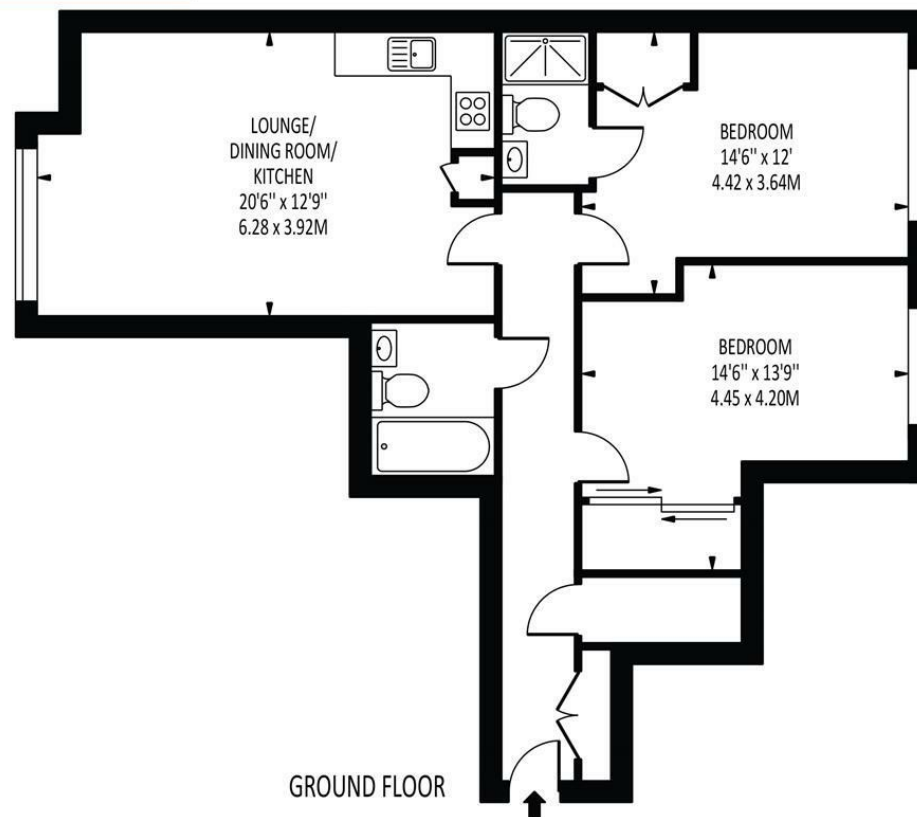


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## Rosebery House

Total Area: 777 SQ FT • 72.22 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>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>58</b> | <b>58</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<br>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.

