



The **PERSONAL** Agent

Ashley Court Ashley Road, Epsom

Offers In Excess Of **£300,000**

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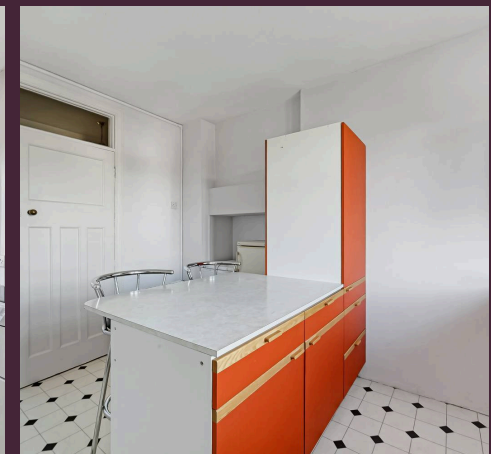
- No onward chain
- Bright second floor apartment
- Refurbishment opportunity
- Two double bedrooms
- Kitchen with peninsula
- 938 sq ft of accommodation
- Amazing town centre location
- Two parking spaces
- Beautifully maintained communal gardens
- Moments from Station & High Street

Offered to the market with no onward chain, The Personal Agent is delighted to present this spacious second floor apartment, extending to almost 938 sq ft.

Ideally positioned in central Epsom and on the doorstep of Rosebery Park, Ashley Court is a sought-after development offering a peaceful setting, with the shops, cafés, restaurants and amenities just a short walk away.

Epsom station is also close by, providing fast and frequent services to Waterloo, Victoria and London Bridge. Residents enjoy landscaped communal gardens and parking.

Requiring some decorative updating, this appealing home offers an excellent opportunity for downsizers or those seeking a character property to personalise and transform into a home that perfectly reflects their own style.





Description

A generous central hallway offers excellent storage and leads to a larger than average kitchen, complete with peninsula and a secondary tradesmen's entrance providing access to the residents parking.

The bright reception room is enhanced by an attractive bay window, creating a welcoming setting for both everyday living and entertaining.

There are two double bedrooms, complemented by a family bathroom and separate WC.

Requiring some decorative updating, the apartment offers a fantastic opportunity to add your own style and create a home perfectly suited to your tastes, with exciting potential to unlock.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre.

Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés, two cinemas and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there is Rainbow Leisure centre and plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend.

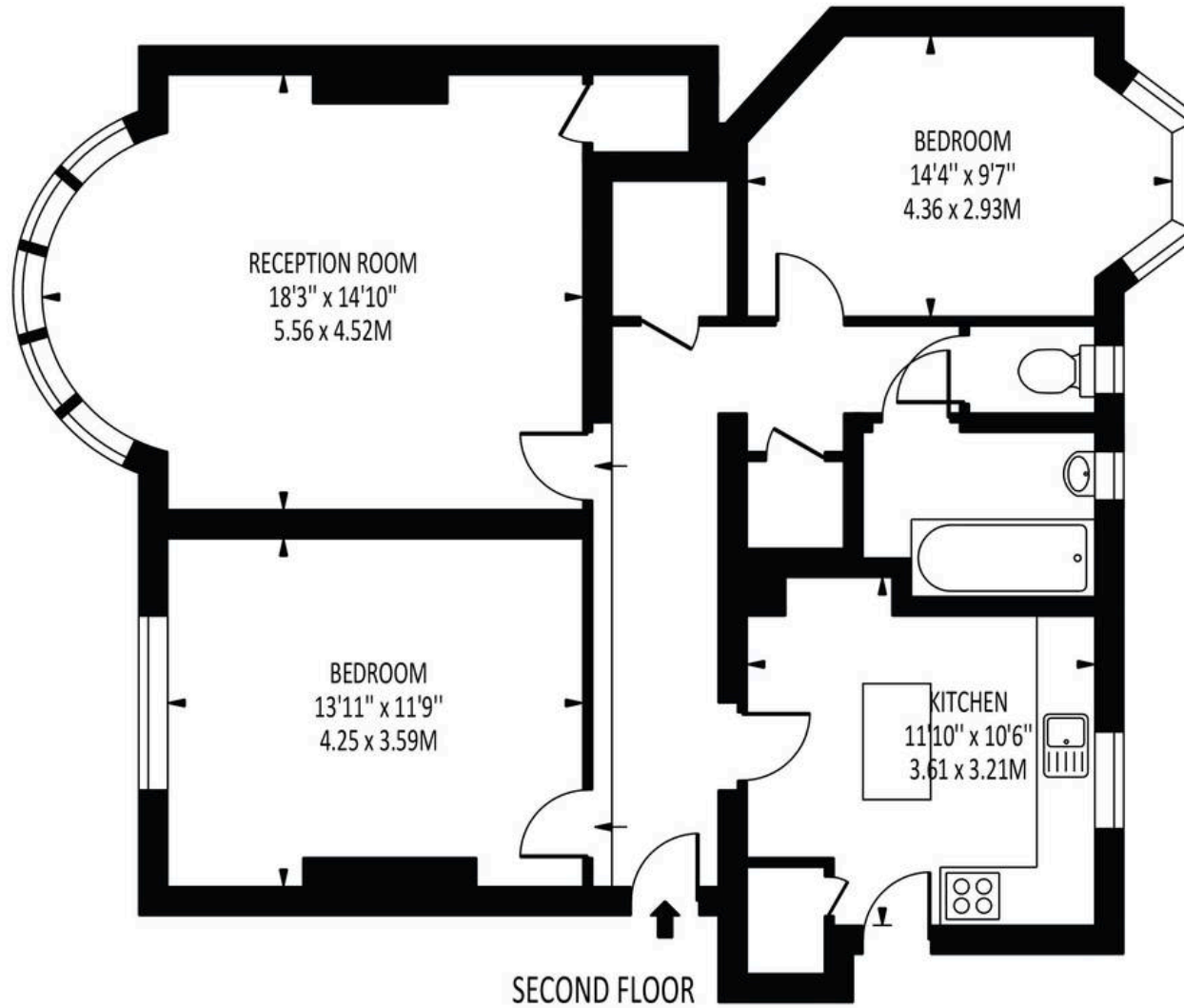
Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo, London Bridge and beyond with journey times roughly 35-45 minutes.

By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Council Tax band: D

Tenure: Share of Freehold (930+ years unexpired lease)





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

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