



Queen Alexandras Way, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Two double bedrooms
- First floor apartment
- Over 750 sq ft of space
- High ceilings
- Sash windows
- Spacious 21ft reception room
- Family bathroom
- Allocated parking
- Surrounded by parkland
- Popular Manor Park

Approached by a sweeping driveway which is surrounded by parkland, The Personal Agent are proud to present this bright and spacious first floor apartment which is complimented by the fantastic high ceilings and large double glazed sash windows.

From the moment you walk in the communal entrance hall, the imposing marble columns instantly set the feeling for this hugely impressive apartment. The property further benefits from a pleasant open green space at the front of the building which links to Horton Country Park and the beautifully maintained secure communal gardens.

The generous accommodation includes a large entrance hallway with two built-in storage cupboards, an incredibly spacious reception/dining room that leads onto the fully integrated, sleek and



contemporary kitchen. The master bedroom is a wonderfully bright space with built-in double wardrobes.

The second bedroom is also a well-proportioned double room and both are served by a modern bathroom suite. Externally the well maintained communal gardens are a beautiful relaxing area that need to be seen to be fully appreciated. Further noteworthy points to mention include allocated parking and additional visitor parking bays.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park, yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle

paths. The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school.

Tenure - Leasehold
Length of lease (years remaining) - 99
Annual ground rent amount (£) - £500.00
Annual service charge amount (£) - £3000.00
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.

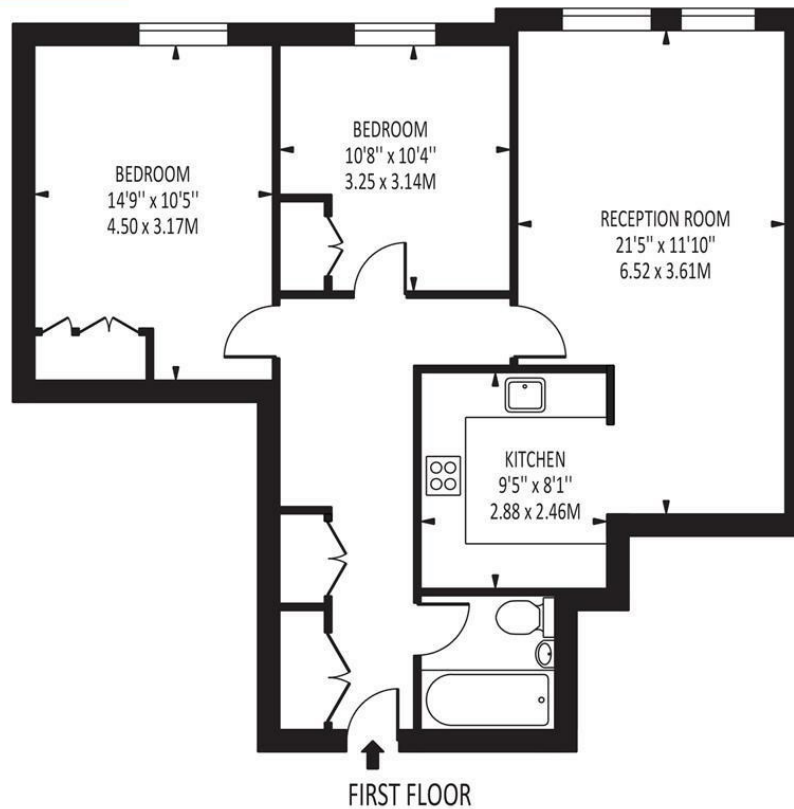




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Canterbury House

Total Area: 752 SQ FT • 69.84 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) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

