



Mill Road, Epsom

The **PERSONAL** Agent

# Guide Price £345,000

## Leasehold

- Larger than average one bed flat
- Top floor
- 730 sq ft of accommodation
- Finished to a high standard
- Open plan kitchen/diner/lounge
- Modern bathroom
- Long lease
- Allocated parking
- Short walk to town centre
- Secure entry phone system

Located just on the outskirts of Epsom's vibrant town centre, this beautifully presented one bedroom apartment offers an enviable balance of space, style and convenience. At 730 sq ft, larger than many two bedroom flats currently on the market, it's a rare find for buyers who don't want to compromise on room or comfort.

Perfect for first time buyers, downsizers or investors, the apartment is finished to a high standard throughout, with contemporary décor, plantation shutters in every room, and an abundance of natural light enhancing the generously proportioned living areas. The open plan lounge and kitchen create a sociable, modern space that flows effortlessly onto a private balcony, ideal for morning coffee or unwinding at the end of the day.

The spacious double bedroom offers excellent storage and a calm retreat, while the sleek, modern bathroom completes the internal accommodation. Practical features include an allocated parking space, secure entry system, private alarm system, and the peace of mind of a long lease with over 200 years unexpired, making this an attractive long term proposition.

All of this is within easy walking distance of Epsom High Street and mainline station, providing superb transport links, shops, cafés and everyday amenities right on your doorstep. Spacious, stylish and exceptionally well located, this is a home that delivers on lifestyle and long-term value. An opportunity not to be missed.



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 and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are 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. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

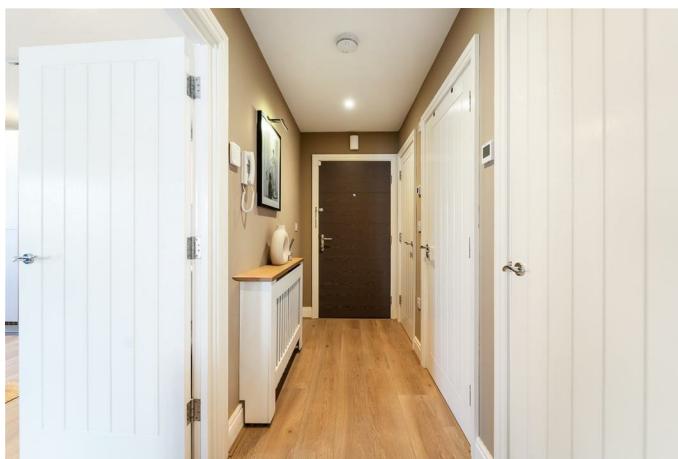
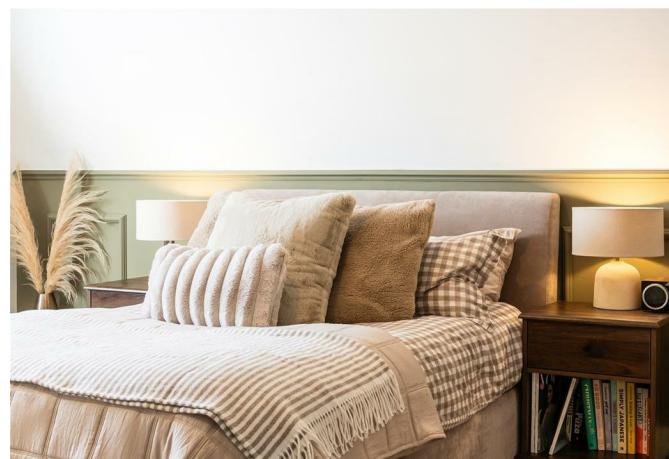
Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers

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.

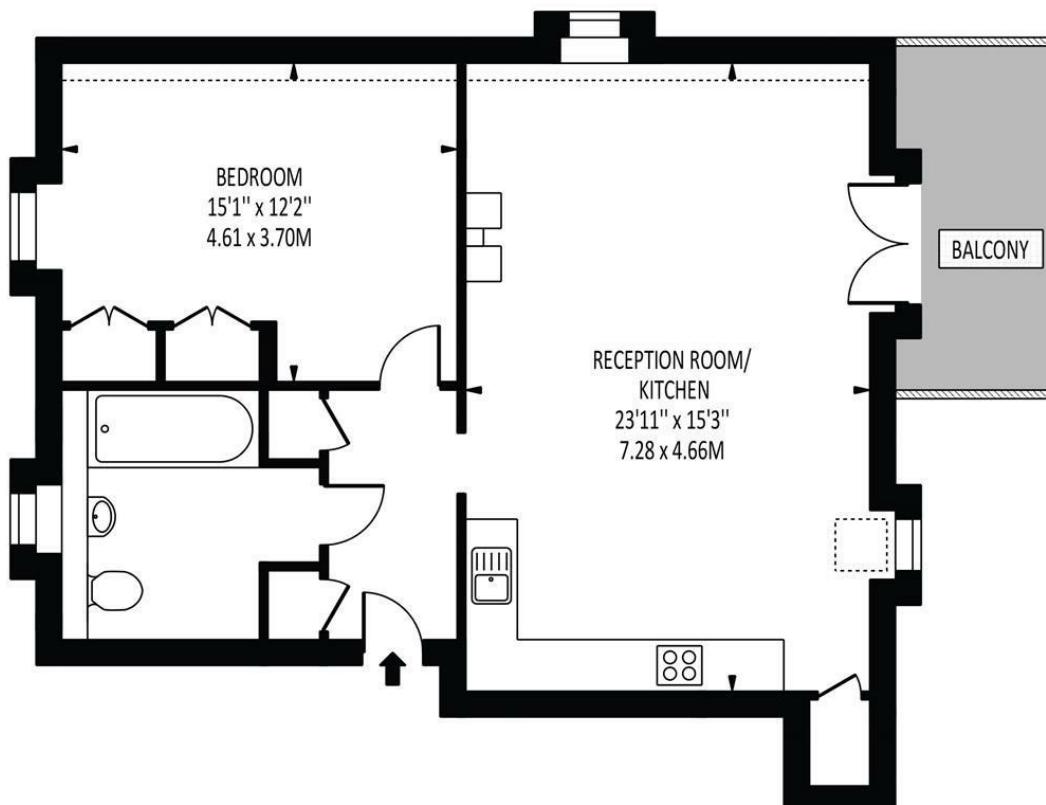
### Tenure - Leasehold

Length of lease (years remaining) - 246 years  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - £1534.00  
Council tax band - C

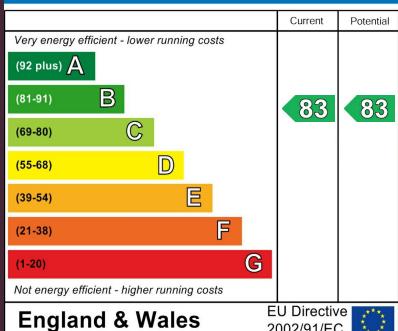
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating



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.

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