



Wesley Place, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £335,000 Leasehold

- 718 sq ft property
- Ground floor apartment
- Two double bedrooms
- En suite to primary bedroom
- 10'1 x 6'6 Kitchen
- 16' x 14'6 Living/Dining room
- Walking distance of Tattenham corner station
- 108 years remaining on lease
- £ 2160 a year service charge
- £ 250 a year maintenance charge



This charming ground floor flat located on Wesley Place in Epsom. Spanning an impressive 718 square feet, this modern two-bedroom apartment was built in 2008 and offers a comfortable and contemporary living space.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat features two well-proportioned double bedrooms, with the primary bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. In addition, there is a second bathroom, making it ideal for families or those who enjoy having guests.

One of the standout features of this property is its allocated parking space, a valuable asset in this desirable area. The location is particularly appealing, as it is within walking distance of Tattenham Corner station, providing excellent transport links for commuters and easy access to local amenities.

This flat is an excellent opportunity for first-time buyers, downsizers, or investors looking for a property in a sought-after location. With its modern design and practical layout, it is sure to attract interest. Do not miss the chance to make this delightful apartment your new home.

This modern apartment boasts a perfect example of modern and

contemporary living, immediately apparent from the open plan lounge / dining / kitchen area.

The accommodation is completed by the two double bedrooms, including the primary bedroom with en suite, as well as the family bathroom.

There is one allocated parking space at the rear of the development. With Epsom Downs, Tattenham Corner with its shops and station close by which offers links to London and Epsom Town centre with its comprehensive shopping services located within a 4 mile radius.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Chapel Way is just a short walk from Tattenham Corner station and is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super store as well as a useful local parade of shops at Tattenham Corner. There are also a variety of local excellent schools nearby.

Tenure – Leasehold  
Length of lease (years remaining) -104 years  
Annual ground rent amount (£) - £250.00  
Annual service charge amount (£) - £180.00  
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.

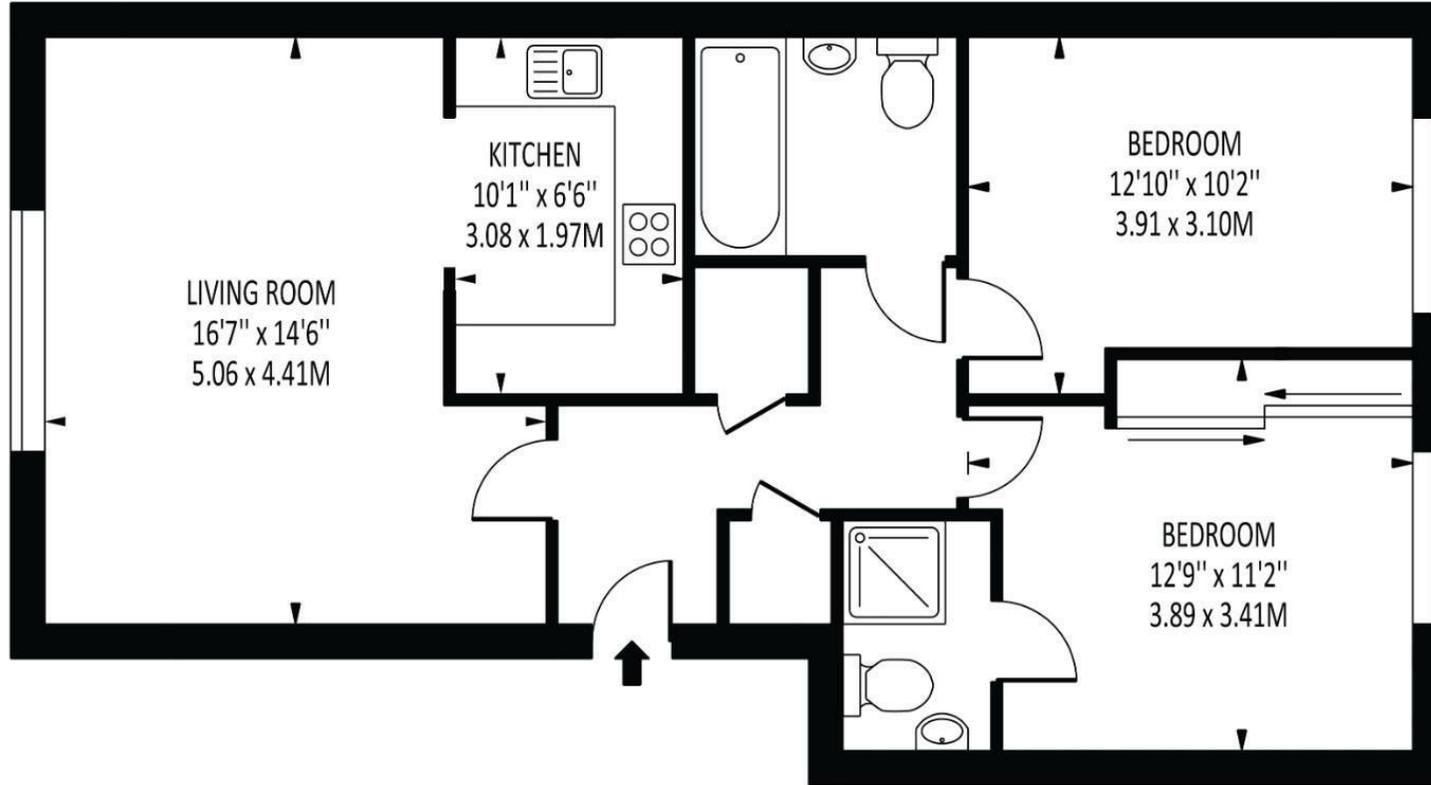




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Bishops House,  
Wesley Place  
Total Area: 718 SQ FT • 66.70 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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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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.

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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