



Chase Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £475,000

## Leasehold - Share of Freehold

- 0.2 of a mile to Epsom Railway Station
- Modern second floor apartment
- Impressive 1131 Sq Ft of space
- Covered Easterly facing balcony
- Three large double bedrooms
- Ensuite shower room & main bathroom
- Generous 19ft x 16ft reception room
- Spacious modern kitchen
- Allocated undercover parking bay
- Share of Freehold

The Personal Agent are proud to present a stunning example of a well presented second floor apartment that offers approximately 1131 Sq Ft of beautiful living space, with an Easterly facing private balcony and easy access to the town centre which is just 0.2 of a mile away.

The first impressions of this apartment are fantastic with so much natural light throughout.

Accommodation briefly comprises a 19ft x 16ft living/dining room that really has the 'wow' factor and is open plan to a beautiful spacious kitchen which creates the ultimate social and entertaining space. There is a stunning principal bedroom with contemporary ensuite, and two further double bedrooms with an abundance of natural light both being serviced by a spacious main bathroom.

The finish, presentation and position of the property itself mirrors the superb location and would make it perfect as an investment



or first time buy, or perhaps a bolt hole for those wanting to downsize but not downgrade. Essentially the great aspect and highly convenient position makes immediate viewing a priority, to avoid disappointment.

The property further benefits from an allocated undercover parking space, remainder of the new homes warranty and reasonable service charges with a share of freehold.

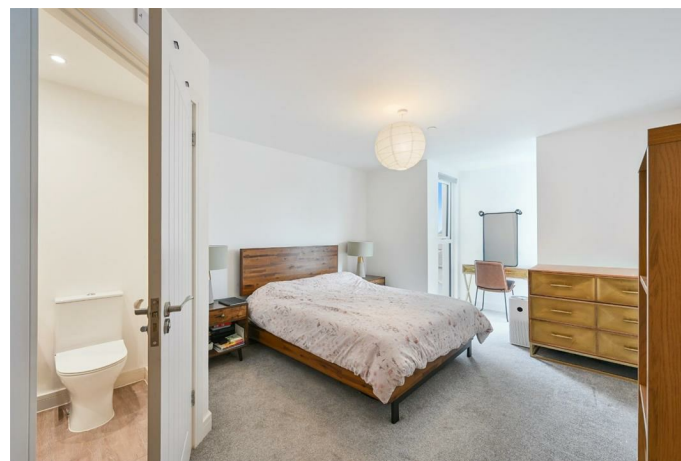
Located only 0.2 miles from Epsom railway station, Chase Court is a commuter's dream with direct links taking you direct to London Bridge, London Waterloo and London Victoria, all within approximately 35 minutes.

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 a 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 southwest of London. 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 - Leasehold/Share of Freehold  
Length of lease (years remaining) - 994  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - 1604.04  
Council tax band - E

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.

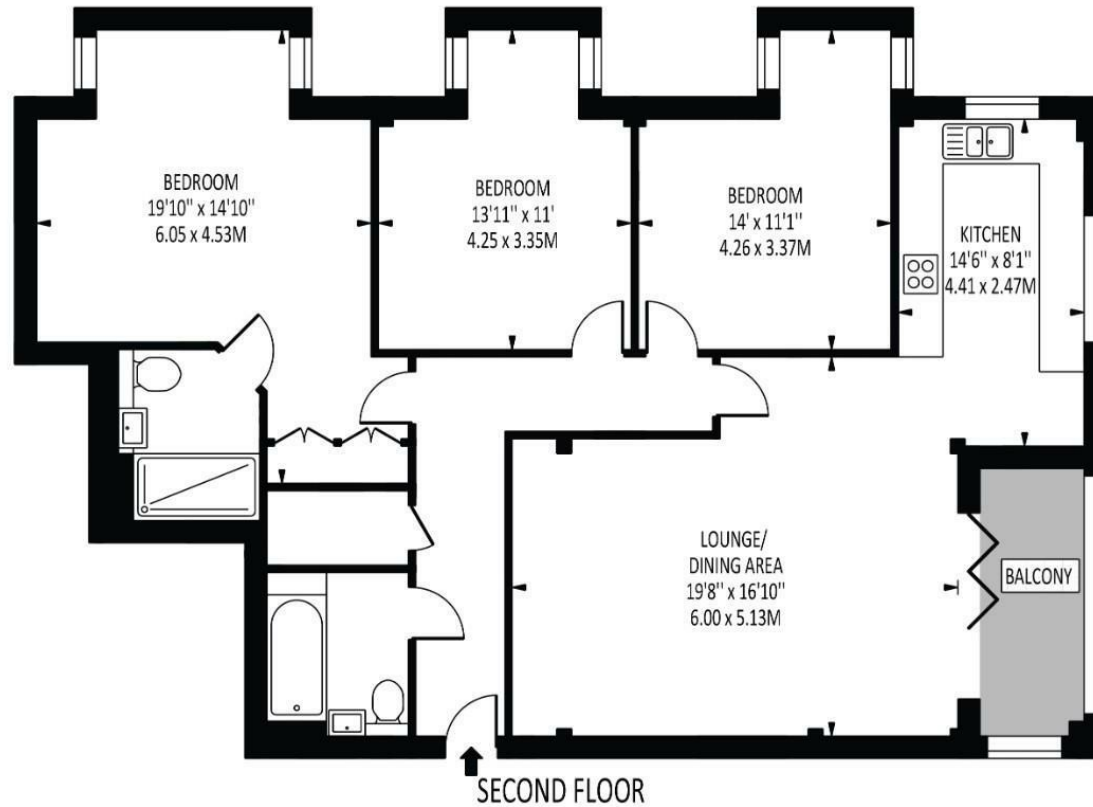




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## Chase Court

Total Area: 1131 SQ FT • 105.08 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>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             | <b>83</b> | <b>83</b> |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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Registered in England No. 4398817.



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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.

