

3 Portland House Mews Ashley Road, Epsom, Surrey, KT18 5BB

Price Guide £275,000









- GROUND FLOOR MAISONETTE
- MOMENTS FROM ROSEBERY PARK
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- COMMUNAL GARDEN
- SMALL GATED DEVELOPMENT
- WALK TO STATION & SHOPS
- SITTING ROOM WITH PATIO DOORS
- EN-SUITE SHOWER ROOM
- VISITORS PARKING

Description

Situated just 0.49 miles from Epsom town centre and mainline station, this ground floor maisonette is part of a gated community of similar properties all enjoying use of communal grounds. Conveniently, the property is offered with no on-going chain, extended lease and a share of freehold.

A private entrance hall with storage cupboard leads to a sitting room with sliding patio doors to the communal grounds. There is a separate fitted kitchen comprising eye-level built-in double oven, electric hob with extractor fan over and space for upright fridge/freezer. There is a double bedroom, with views over the garden, which is served by a fully tiled en-suite shower room.

Situation

The property is situated just a couple of minute's walk from Roseberry Park with play area, and less than half a mile (0.49) from Epsom town centre which offers a variety of shops, bars, restaurants and cafes and is home to the Epsom Playhouse presenting a variety of different shows.

Nearby there are leisure facilities including The Rainbow Leisure Centre & David Lloyd Centre.

Epsom is a popular commuter town, and offers highly regarded schools for all age groups. 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 international airports. Epsom main line station is close by and provides services to London Waterloo and Victoria.

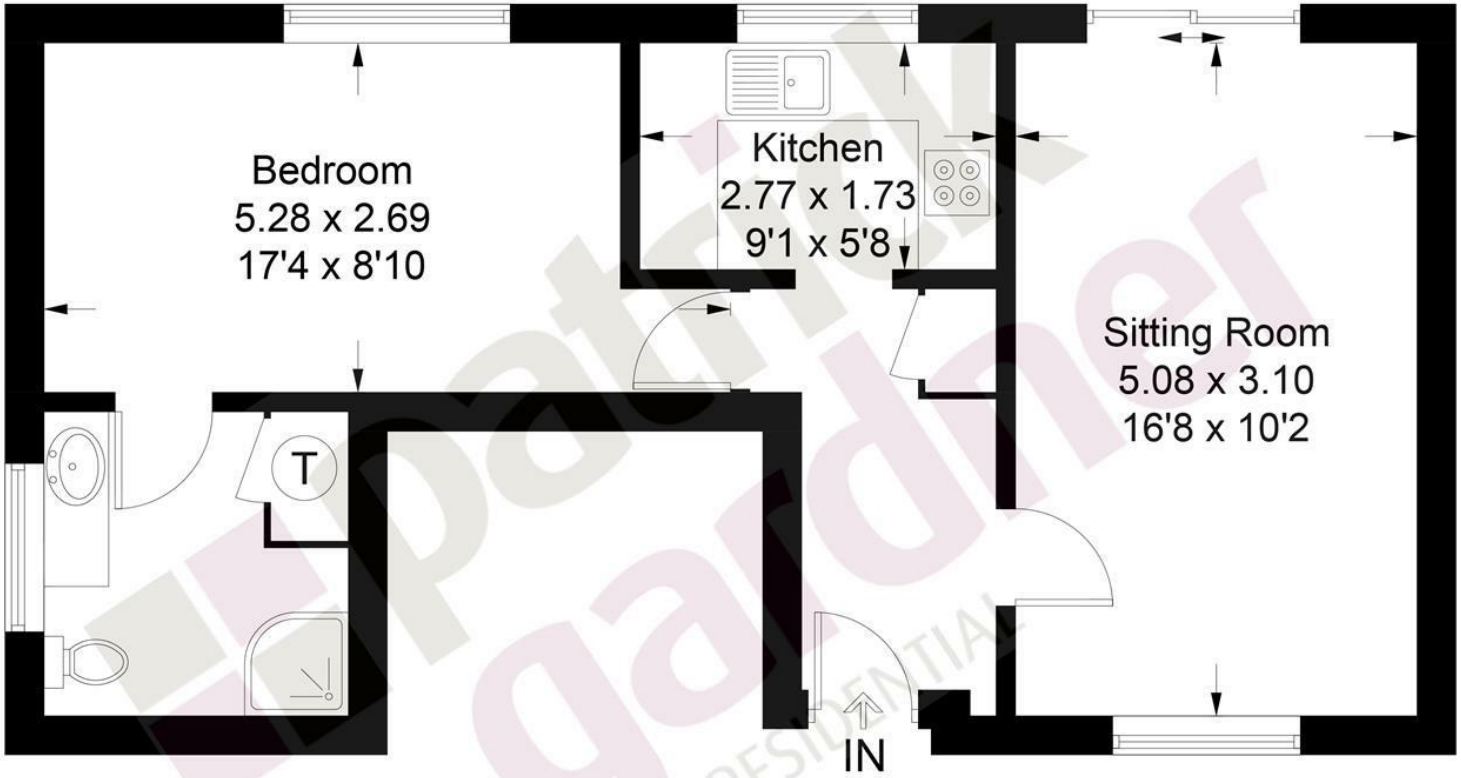
Tenure	Leasehold - Share of Freehold
EPC	E
Council Tax Band	D
Lease	983 years remaining
Service Charge	£1700.00 annually from 01/01/25 to 31/12/25
Ground Rent	Peppercorn







Approximate Gross Internal Area = 46.5 sq m / 500 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1232918)
www.bagshawandhardy.com © 2025

66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.