



Ashley Road, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- No onward chain
- Ground floor apartment
- 857 sq ft of space
- Amazing town centre location
- Two double bedrooms
- Four piece bathroom
- Modern kitchen with integrated appliances
- Beautifully maintained communal gardens
- Residents Parking and optional communal storage
- Moments from Station & High Street

The Personal Agent are pleased to bring to the market this spacious and beautifully presented ground floor apartment, offering approximately 857 sq ft of well planned accommodation. Perfectly suited to those looking to downsize while retaining generous living space, or purchasers searching for a characterful home with modern comforts, this exceptional apartment occupies an enviable position within an attractive period building in the heart of Epsom.

Nestled within a peaceful and exceptionally well maintained development on the ever popular Ashley Road, the property enjoys the best of both worlds. Despite its quiet setting, Epsom town centre is just a short stroll away, placing an excellent selection of shops, cafés, restaurants and everyday conveniences within easy reach. Epsom railway station is also nearby, providing regular direct services to London Waterloo, Victoria and London Bridge.

Ashley Court is widely regarded as one of Epsom's premier developments, offering residents beautifully landscaped communal gardens, ample residents' parking and the convenience of being just moments from the vibrant town centre.

Stepping inside, a welcoming entrance hall creates an immediate sense of space and practicality, with the added benefit of excellent built in storage. The contemporary kitchen has been thoughtfully designed with a range of integrated appliances and also benefits from a separate tradesmen's entrance providing convenient access to the residents parking area.

The generous reception room is beautifully bright, with a striking bay window allowing natural light to pour in throughout the day, while an elegant feature fireplace provides an attractive focal point, making it an ideal space for both everyday living and entertaining.



The apartment further benefits from two well proportioned double bedrooms, offering versatile accommodation for a range of buyers, whether professionals, downsizers or those requiring additional guest space. A stylish four piece bathroom completes the internal layout.

Enjoying a peaceful setting in the very heart of Epsom, this superb apartment perfectly combines the ease of low maintenance living with the convenience of having the town's excellent shops, cafés, restaurants and transport links just a short walk from your front door.

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, cinemas, 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 Rosebery Park, 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.

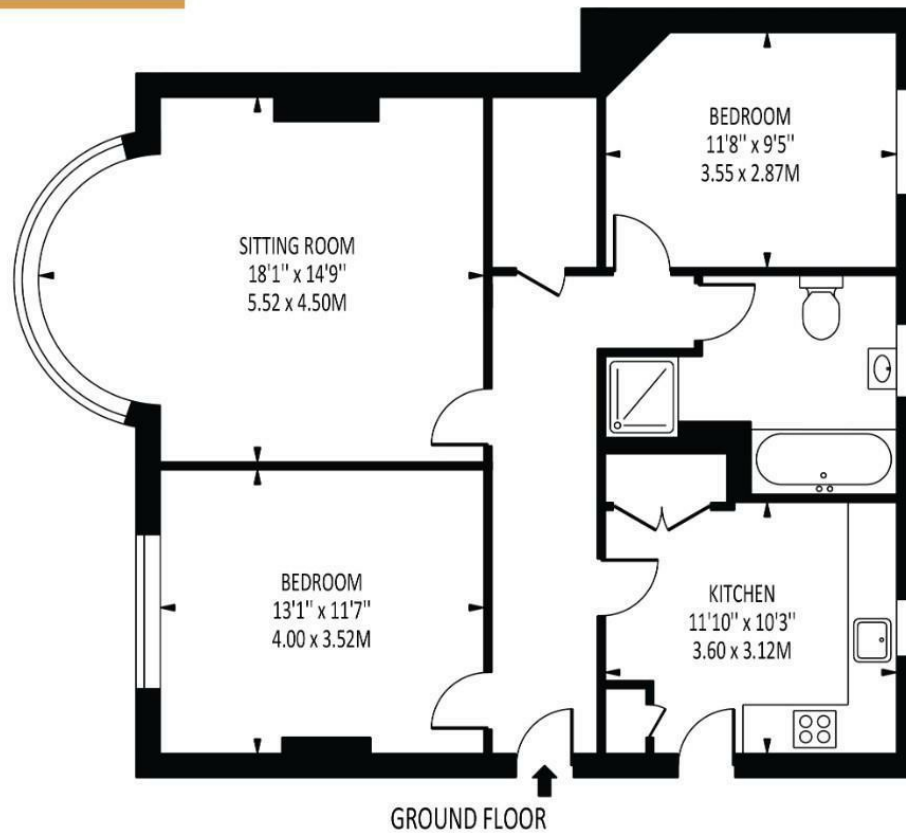
Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. 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) - 974
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 3065.43
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.







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		
(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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