



College Road, Epsom

The **PERSONAL** Agent

Guide Price £300,000

Leasehold

- No onward chain
- First floor flat
- Two genuine double bedrooms
- 15ft lounge/dining room
- Allocated parking
- Private garage
- Close to station and shops
- Catchment of great schools

Set within the highly desirable College Area of Epsom, this well presented first floor apartment offers an excellent opportunity for those looking to enjoy a convenient and well connected lifestyle. Positioned just 0.6 miles from Epsom railway station and even closer to the High Street, the property places shops, cafés, restaurants and everyday amenities within easy reach.

The apartment itself offers well balanced accommodation, with two genuine double bedrooms providing comfortable and versatile space. At the heart of the home is a generous 15ft living/dining room, a naturally light space that provides plenty of room to relax, entertain or simply unwind at the end of the day.

The kitchen is practical and neatly arranged, while the white bathroom suite complements the accommodation. Double glazing throughout further enhances the comfort of the property, creating a bright and welcoming home that is ready to move into.

One of the property's standout features is the unusually generous parking provision. In addition to an allocated parking space and communal visitors' parking, the apartment comes with its own garage in a block, accessed via an up-and-over door. With ample parking surrounding the garage, this is a particularly valuable benefit for a two bedroom apartment in such a well



connected location.

For commuters, the proximity of Epsom station makes travelling into London particularly straightforward, with regular services to Waterloo, Victoria and London Bridge taking approximately 35 minutes. Meanwhile, the nearby town centre provides the freedom to leave the car at home and enjoy the convenience of having so much on your doorstep.

Offered to the market with no onward chain and a lease of approximately 100 years, this apartment represents an appealing proposition for a first time buyer, investor or someone looking to downsize without compromising on space or location. Set within an attractive period style block, it combines easy living, excellent connectivity and the increasingly sought after benefit of private garaging.

The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike. Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to

enjoy a high quality Surrey lifestyle.

Tenure- Leasehold
Length of lease (years remaining) - 100
Annual ground rent amount (£) - 100.00
Annual service charge amount (£) - 1,600.00
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.



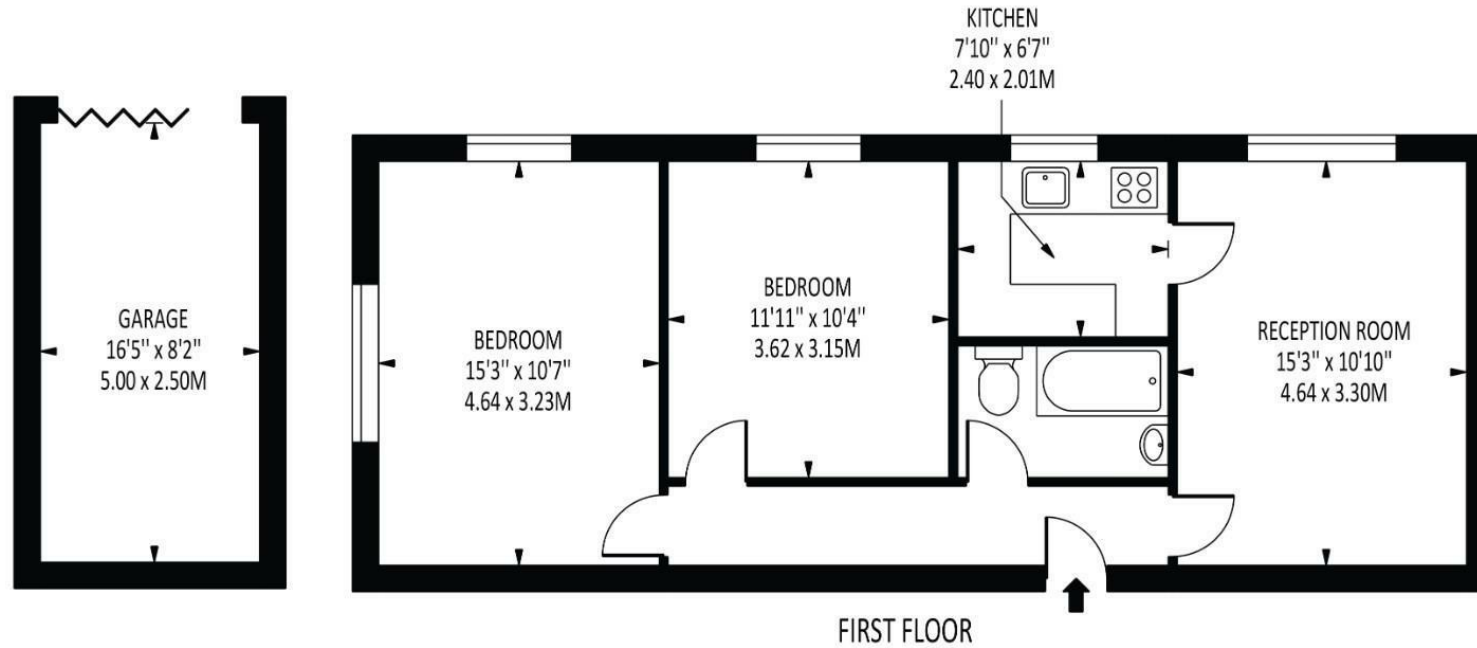


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Total Area: 749 SQ FT • 69.54 SQ M
(Including Garage)
Garage Area : 135 SQ FT • 12.50 SQ M



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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

