



Prospect Place, Epsom

The **PERSONAL** Agent

# Guide Price £90,000

## Leasehold

- No onward chain
- Modern first floor flat
- One double bedroom with wardrobes
- Retirement development
- Easy access to shops & station
- Practical Town Centre location
- Quiet, tucked away cul de sac
- Spacious living/dining area
- Open Plan kitchen
- Residents & visitors parking bays

**NO CHAIN** Situated in a little-known part of central Epsom, Prospect Place is a small cul-de-sac of warden-assisted retirement apartments, within easy walking distance of local shops, the town centre and railway station, with direct links to London in around 35 minutes.

This well-presented first-floor apartment benefits from a secure position and slightly more generously proportioned layout. Features include a security entry system, living/dining room with square bay window, open-plan kitchen, two built-in storage cupboards, double bedroom with fitted wardrobes and a generous ensuite bathroom. Further benefits include communal residents' and visitors' parking and a communal laundry room.

Enjoying a truly convenient position with an easy level walk that provides access to the high street, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property within this price point would be a difficult



task indeed.

Benefitting further from a 24 hr emergency pull-cord system, this over 60's development is also close to Alexandra Park, Rosebery Park and of course the open spaces of Epsom Common & Epsom Downs.

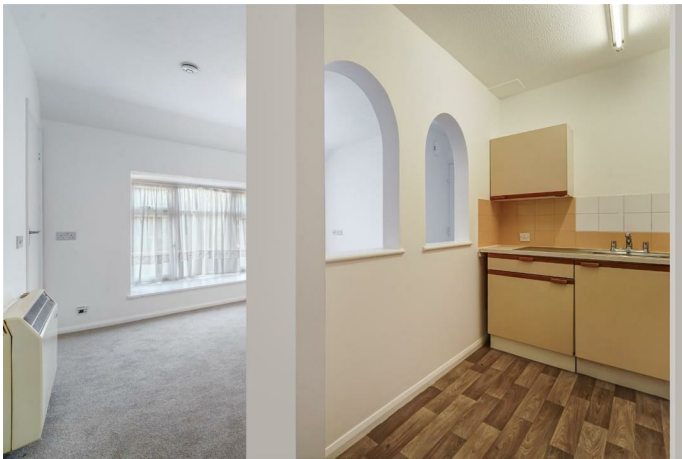
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent 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.

Viewing is strongly advised by vendors Sole agent.

Tenure - Leasehold  
Length of lease (years remaining) - approx 80  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 2274.00  
Council tax band - C

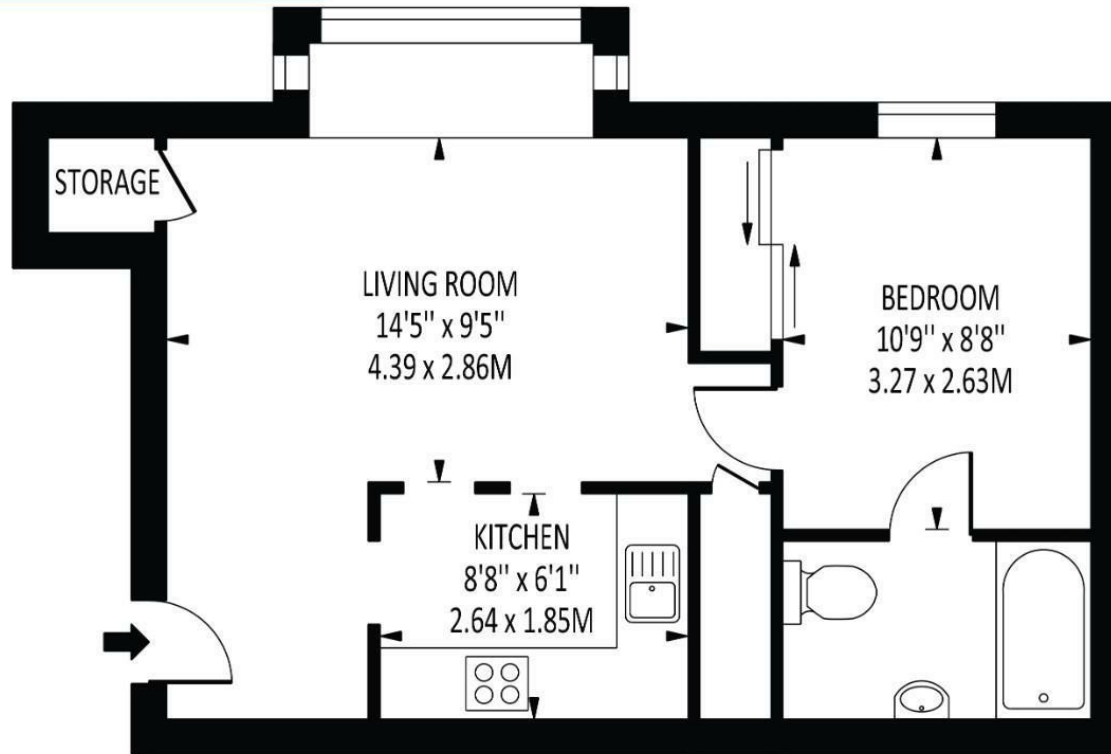
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





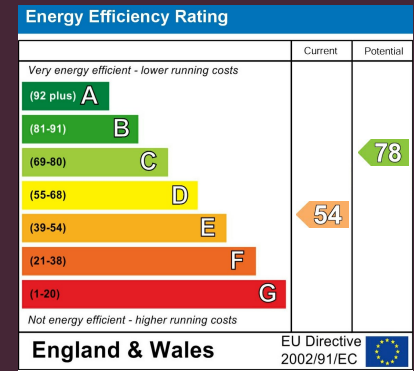
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Prospect Place  
Total Area: 441 SQ FT • 40.94 SQ M



FIRST FLOOR

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.  
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