

The PERSONAL Agent

# Priestly House Wesley Place, Epsom

Guide Price £250,000

# Priestly House

## Wesley Place, Epsom

- Top floor flat
- Within easy reach of Epsom Downs
- Modern fully fitted kitchen
- Allocted parking
- Walking distance of Tattenham Corner station
- No onward chain
- Well prestened throughtout

Set within a well maintained modern development, this beautifully presented one bedroom top floor apartment offers bright, stylish accommodation in the highly desirable Epsom Downs area.

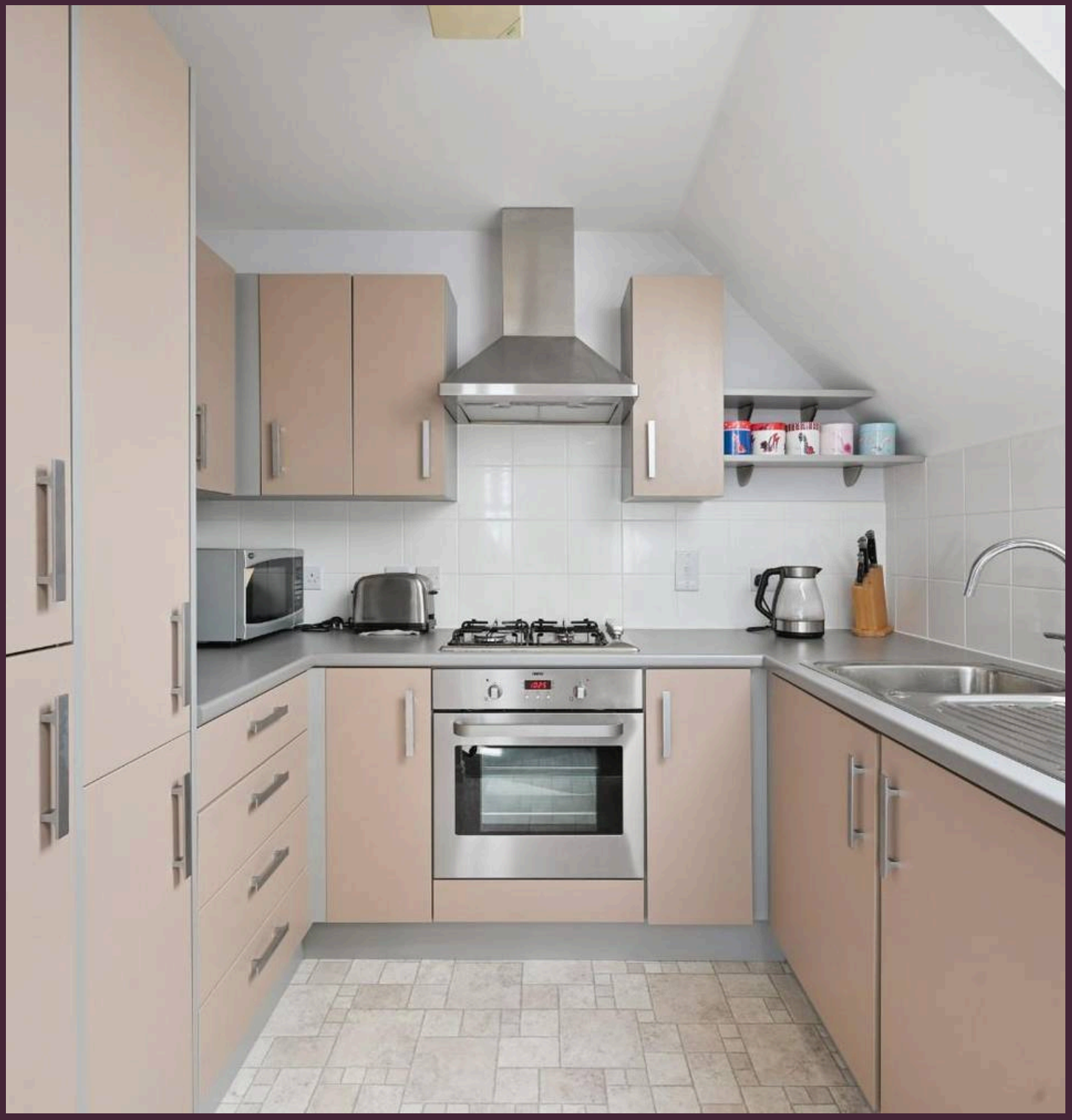
Combining contemporary design with a practical layout, the property is ideal for first time buyers, downsizers, or investors seeking a low maintenance home in a convenient and well connected location











**Description**

This charming top floor apartment, located on Wesley Place in Epsom, was built in 2008 and offers stylish, contemporary living in a highly convenient location.

Upon entering, you are welcomed into a bright and inviting reception room, providing the perfect space to relax or entertain guests.

The property also features a well proportioned double bedroom, complemented by a modern bathroom and a well appointed kitchen.

A standout feature of this apartment is the allocated parking space, a valuable benefit in this sought after area.

Ideally situated within walking distance of Tattenham Corner Station, the property offers excellent transport links for commuters, along with easy access to a range of local shops, amenities, and green open spaces.

This apartment presents an excellent opportunity for first time buyers, downsizers, or investors seeking a well maintained home in a desirable location.



Ideally positioned close to Epsom Downs and Tattenham Corner, the property enjoys easy access to a range of local shops, amenities, and Tattenham Corner Station, which provides regular rail services to London and Epsom town centre.

For golf enthusiasts, the area is home to several prestigious courses, including Kingswood Golf & Country Club, Surrey Downs Golf Club, Walton Heath Golf Club, and the RAC Golf Club. Equestrian facilities are also well catered for, with a number of riding schools and livery yards located in nearby Kingswood, Chipstead, Tadworth, and Walton on the Hill.

The area benefits from excellent road connections, with convenient access to the M25 and nearby towns including Epsom, Sutton, Redhill, and Reigate. Everyday amenities are within easy reach, including a large Asda supermarket and a useful parade of local shops at Tattenham Corner.

Families are also well served by a selection of highly regarded schools in the surrounding area, making this an excellent location for a wide range of buyers.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





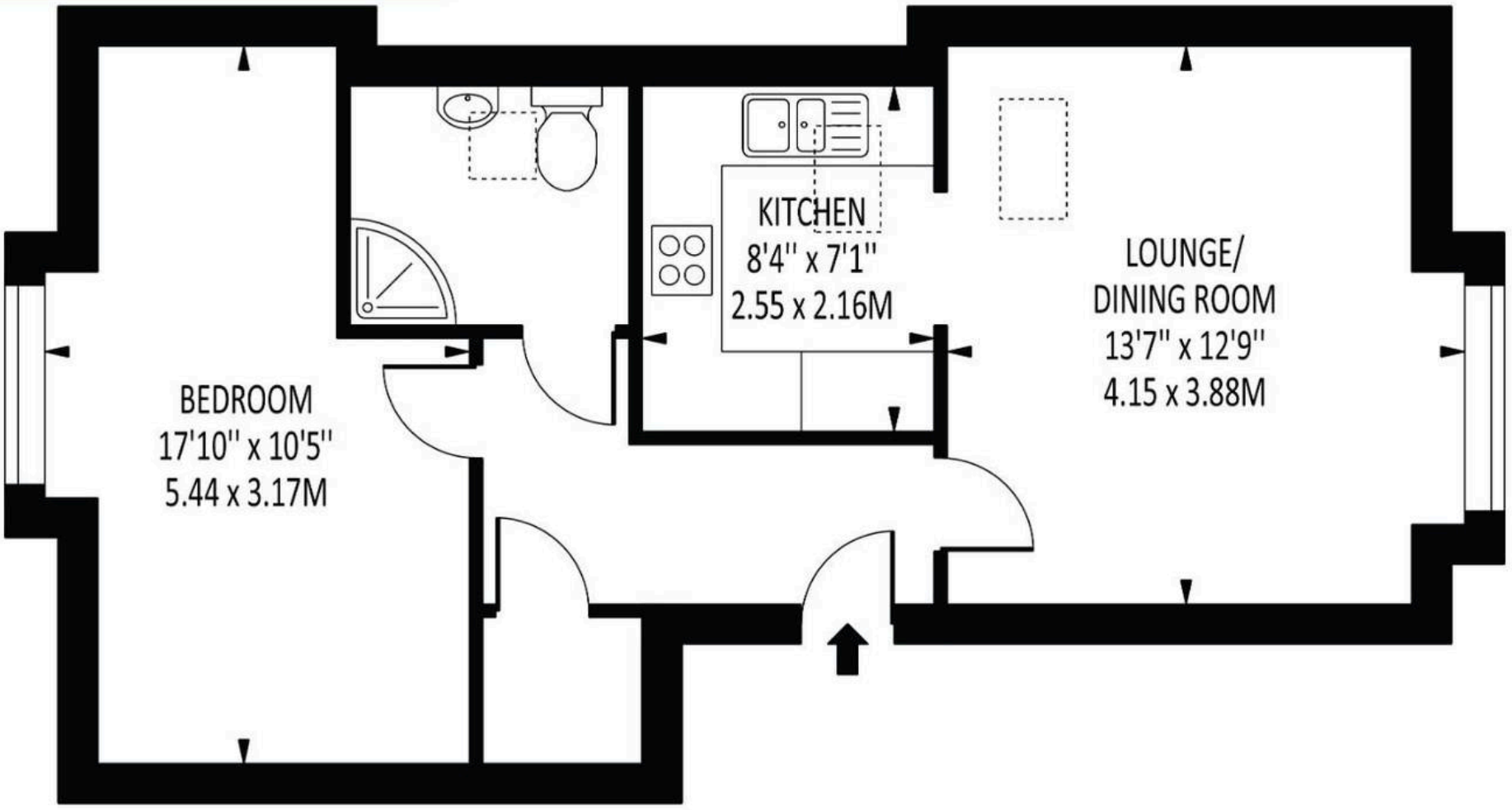




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Total Area: 501 SQ FT • 46.56 SQ M




## SECOND 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 inpspection, 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.



# The Personal Agent Ltd

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