

Ashley Downs

EPSOM

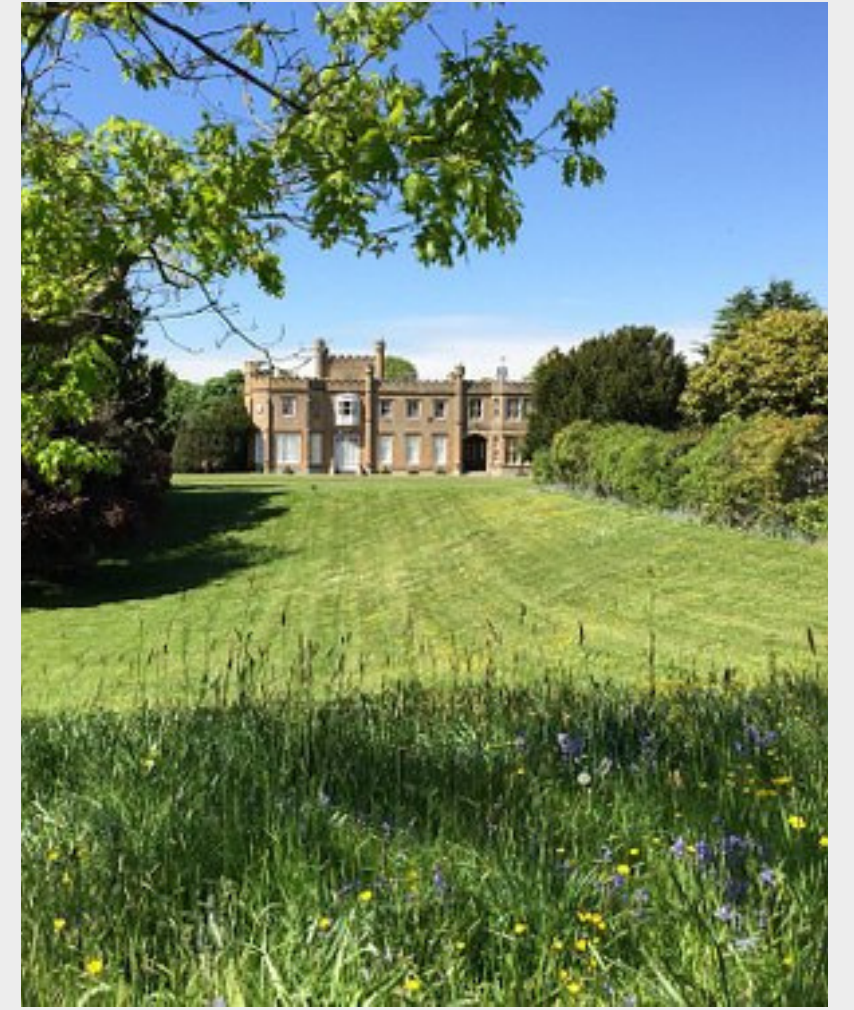
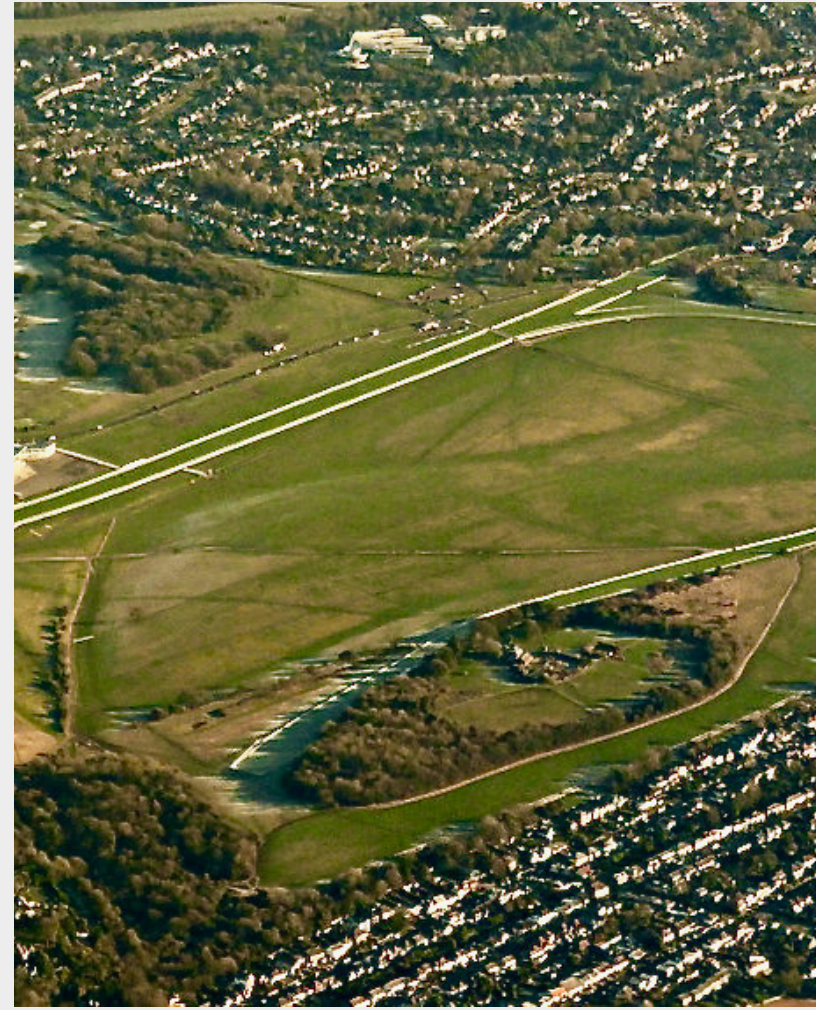



Epsom

Ashley Downs, is an exclusive development of just 6 impressive apartments in Epsom. Each property is modern, unique and finished to the highest level with exceptional touches. Epsom & Ewell is blessed with a plethora of beautiful green spaces, which are ideal for giving the children a run around or taking the dogs for a walk. Here are just a few: Nonsuch Park, The Hogsmill, Epsom Downs, Horton Park, Ewell Court Park, Alexandra Recreation Ground, Epsom Common Local Nature Reserve and Rosebery Park.

There are also various golf clubs in the area, including Epsom Downs, Horton, Walton on the Hill and of course the famous RAC Club and Beaverbrook. The borough boasts numerous Ofsted outstanding rated schools, which attract many people to the area. Roseberry and Stamford Green Schools both of which were awarded the highest rating.

Historic Epsom Town Centre offers an array of high street shops and independent stores, the Ashley Shopping Centre, and an abundance of local coffee shops and restaurants. For a day trip or those working in the City it's a very convenient commute into London. From Epsom train station you can easily get to three main London stations (Waterloo, Victoria and London Bridge) in around 30 minutes.





Ashley Road is an exclusive development of just 6 impressive apartments in Epsom. Each property is modern, unique and finished to the highest level with exceptional touches.

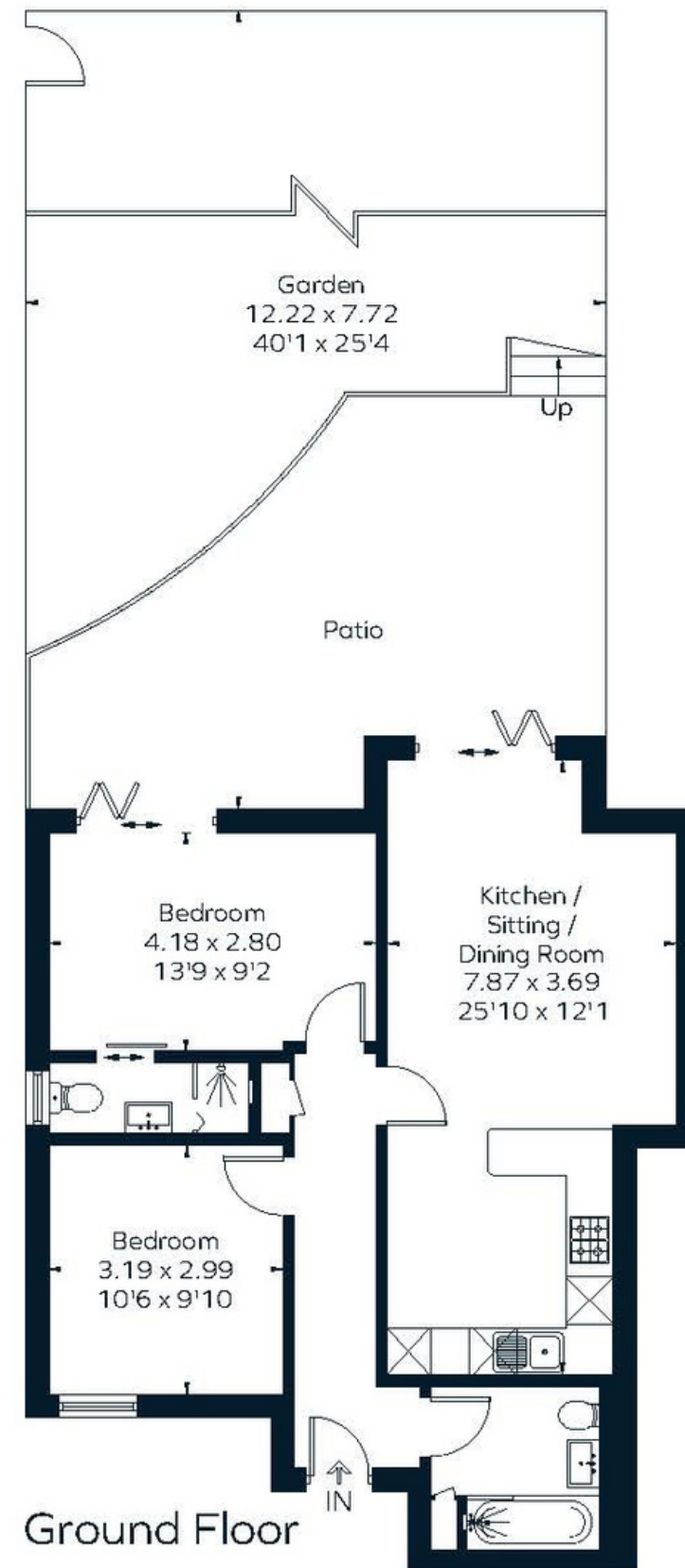


Previous Developments

PENTAGON
HOMES (SOUTHERN) LTD.

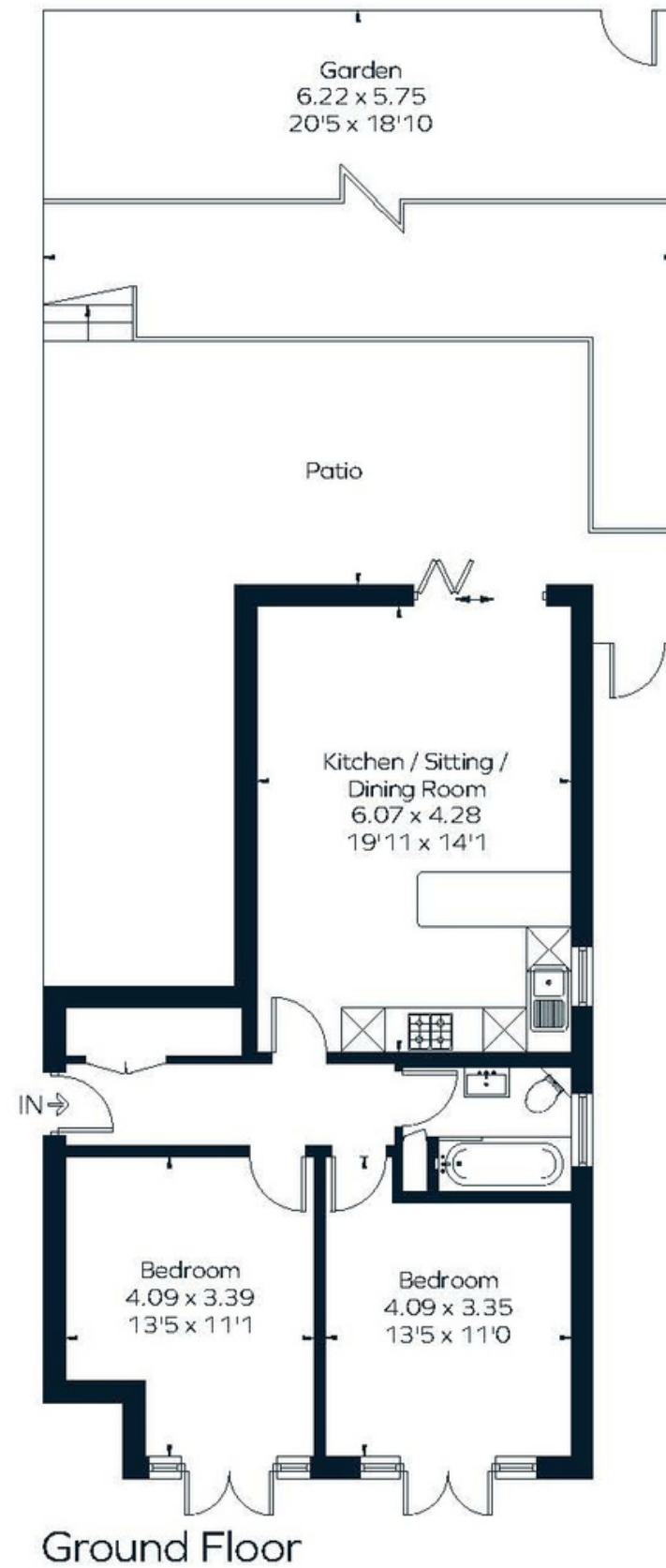
Apartment 1

Approximate Floor Area = 63.9 sq m / 688 sq ft



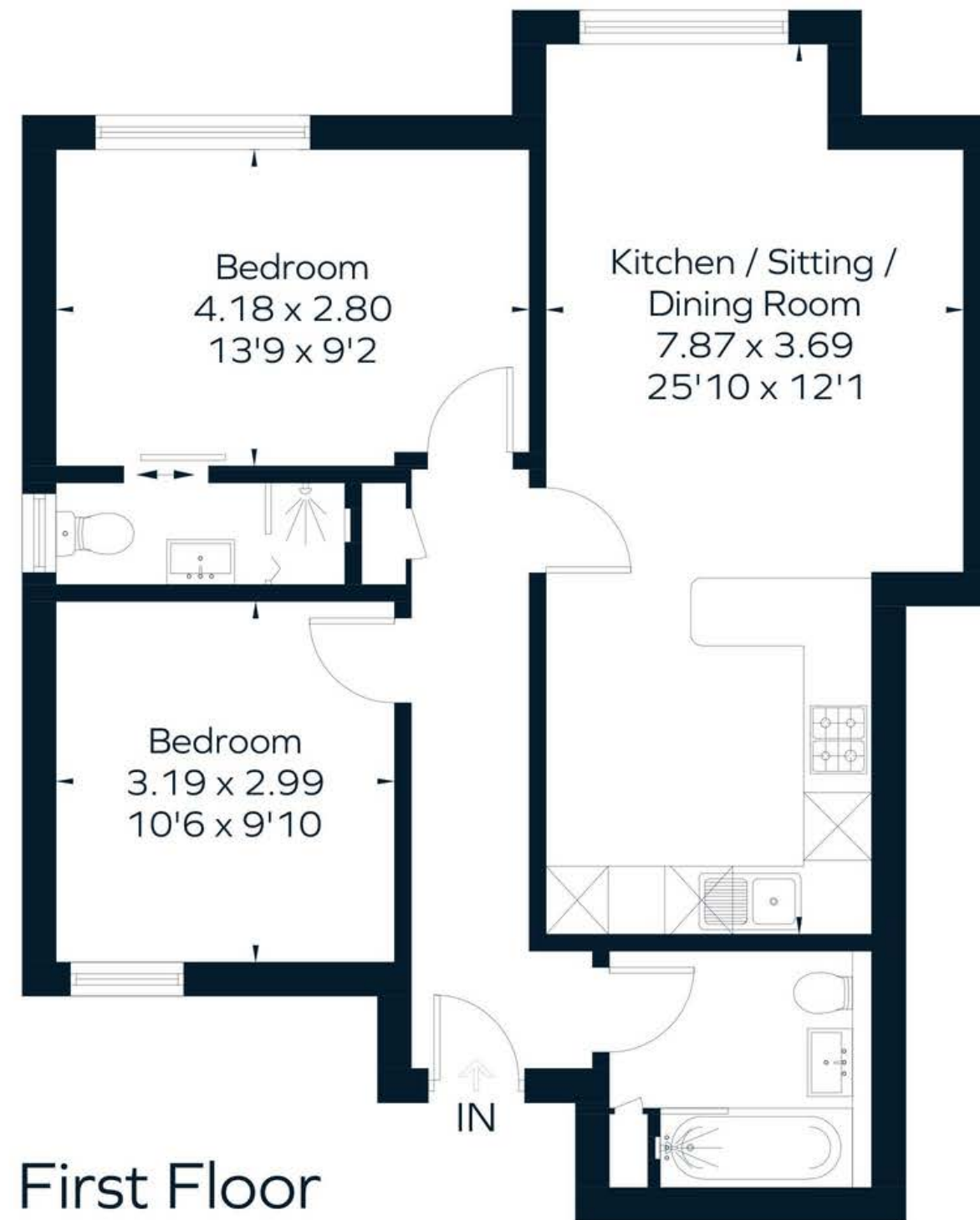
Apartment 2

Approximate Floor Area = 64.9 sq m / 698 sq ft



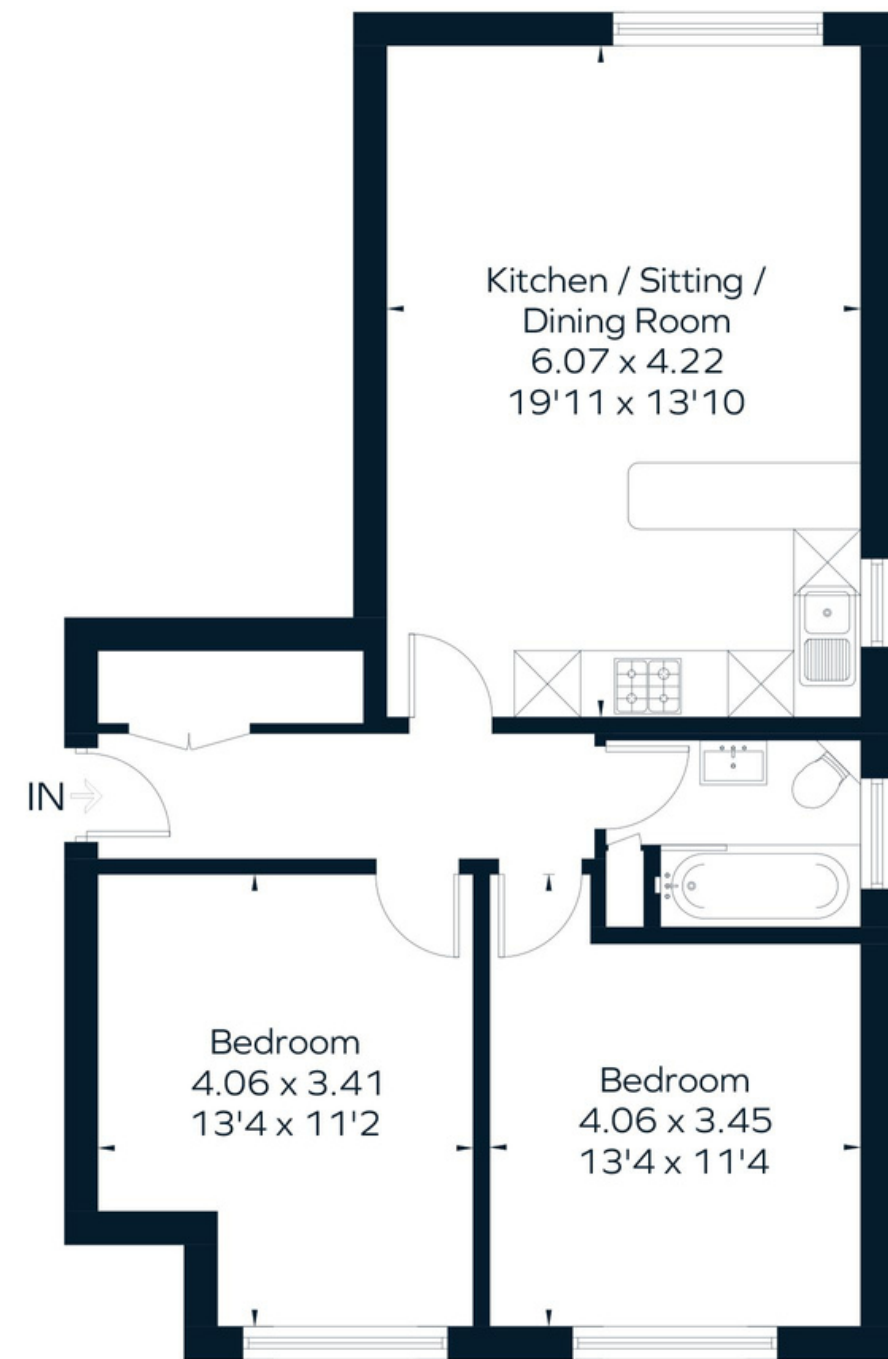
Apartment 3

Approximate Floor Area = 63.5 sq m / 683 sq ft



Apartment 4

Approximate Floor Area = 63.9 sq m / 688 sq ft

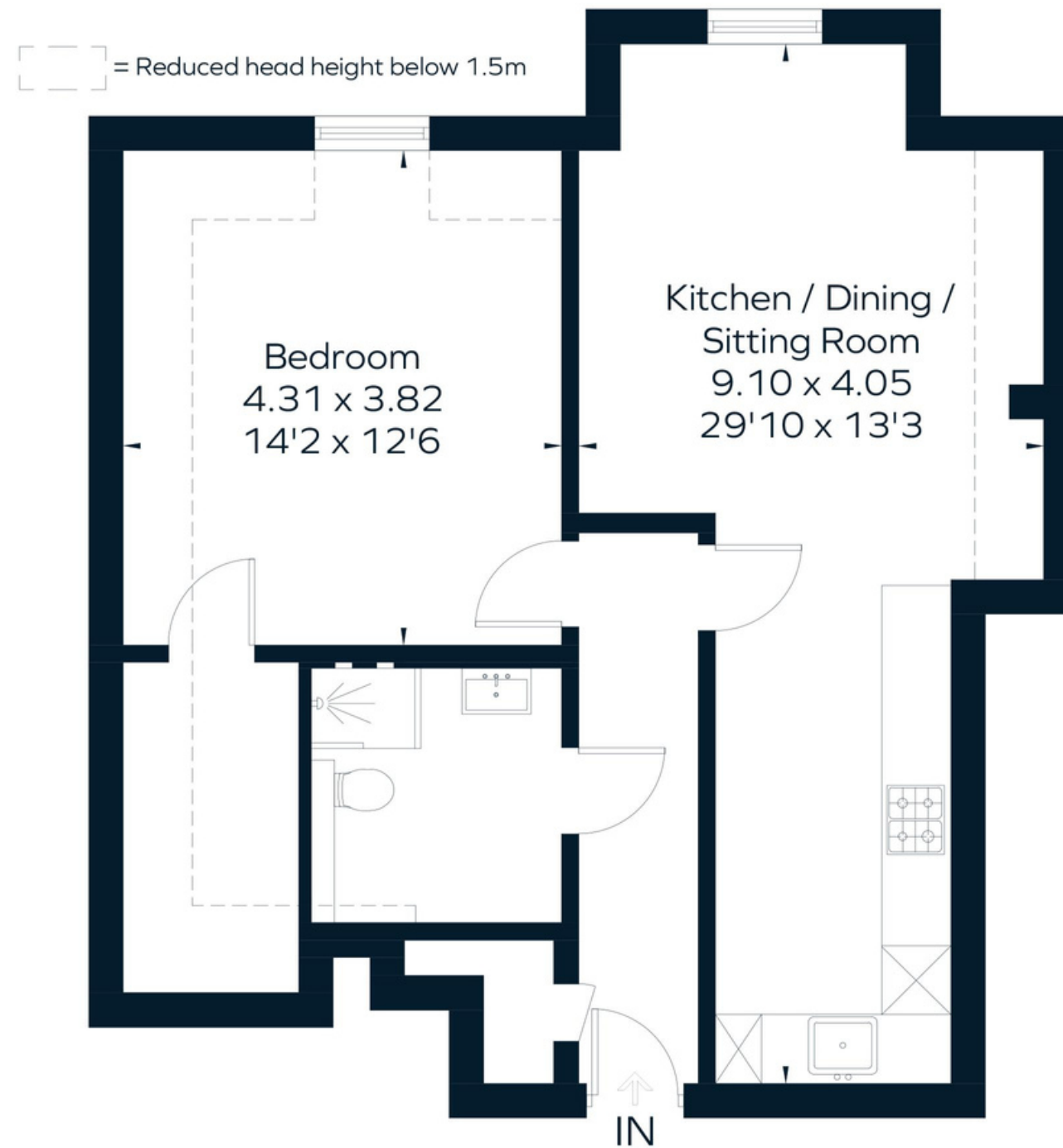


First Floor

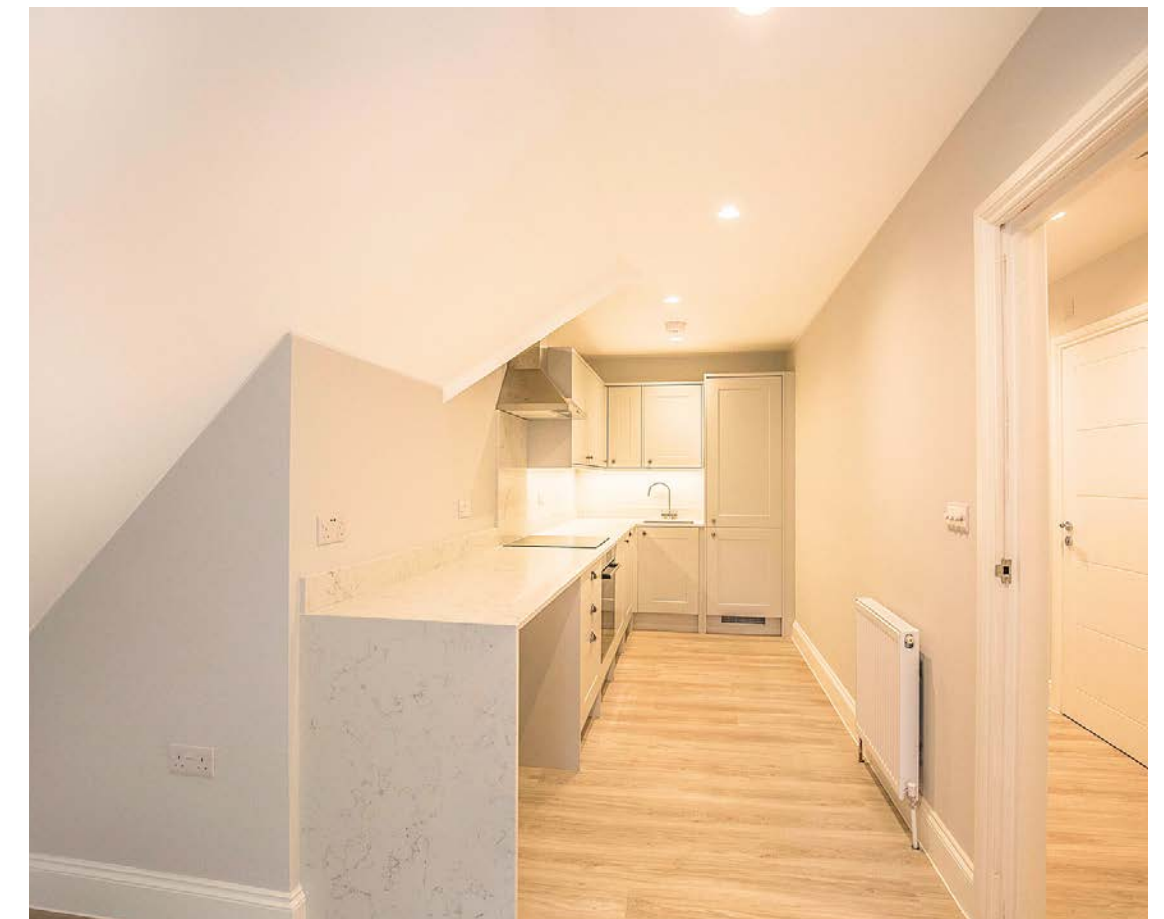


Apartment 5

Approximate Floor Area = 60.9 sq m / 655 sq ft

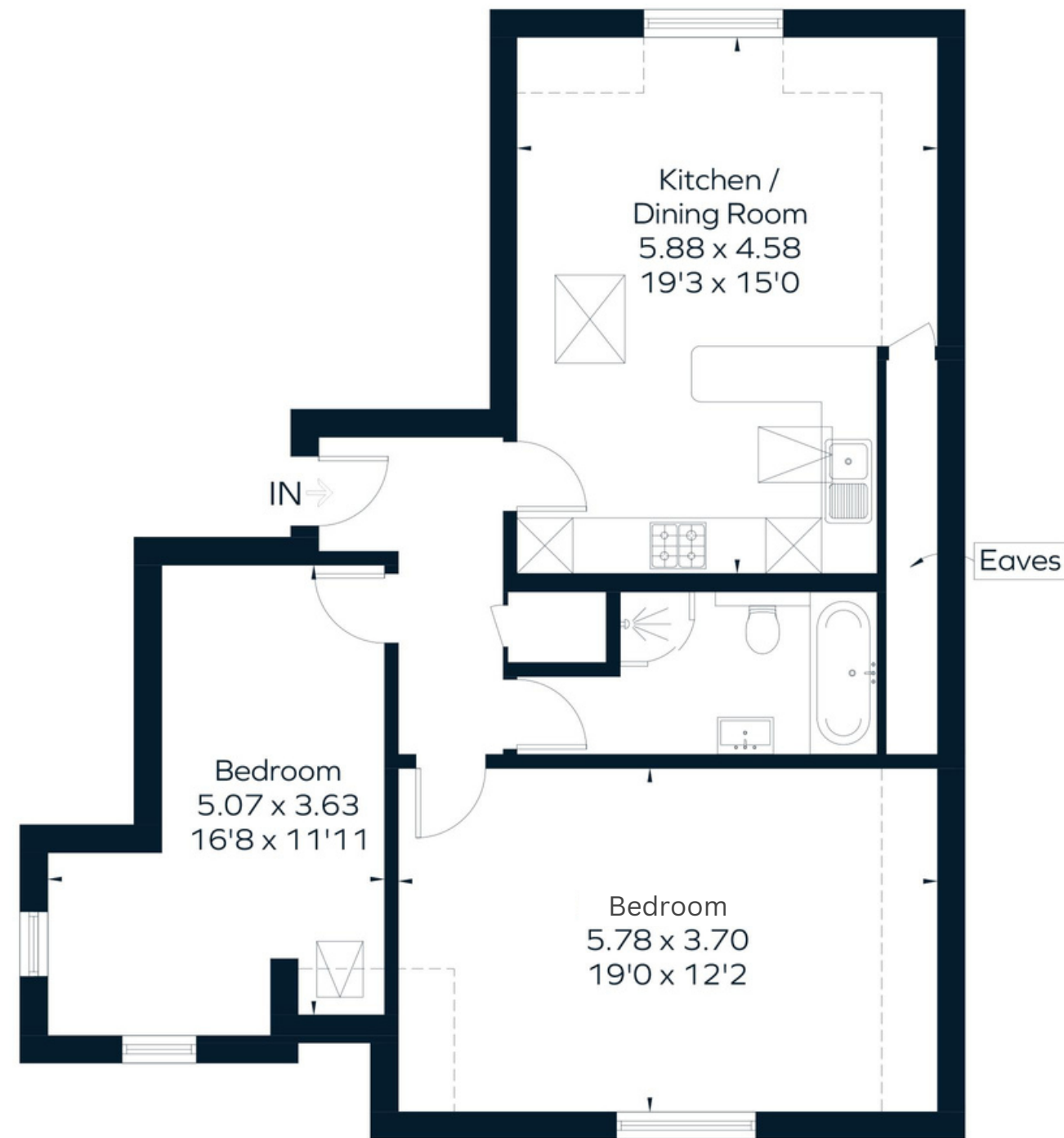


Second Floor



Apartment 6

Approximate Floor Area = 63.9 sq m / 688 sq ft



Second Floor



Spec List:

Kitchens in all apartments to include:

Built in Fridge

Oven & Hob

Sink

Washer/dryer

Dishwasher

Outside Space:

Apartment 1 - will have a private rear garden with rear gate access.

Apartment 2 - will have private rear and front garden. With gate access

The remaining flats will share a rear communal garden. Accessed from the left-hand side pathway.

Allocated Parking Spaces - 1 space per apartment. Parking Spaces wired for the provision of car chargers.

Cycle Storage

999 year leases to apartments 10 year new build warranty

Plot	Description	Sq.ft	Price
1	A two-bedroom ground floor garden flat with both a front and a rear garden plus parking space.	688	£505,000
2	A two-bedroom ground floor garden flat with both a front and rear garden plus parking space.	698	£510,000
3	A two bedroom first floor apartment.	683	£445,000
4	A two bedroom first floor apartment	694	£445,000
5	A one bedroom second floor apartment with large kitchen area.	655	£375,000
6	A two bedroom top floor apartment.	839	£399,950



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