



## **Brand New 2 Bedroom Garden Apartment Ashley Downs, Epsom. OIEO £500,000 Leasehold**

Unit 2 - 2 Bedroom Garden Apartment - Ground Floor - 698 sq ft

Unit 2 boasts private front and rear gardens, modern contemporary designs and underfloor heating throughout.

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. Rosebery and Stamford Green Schools both of which were awarded the highest rating.

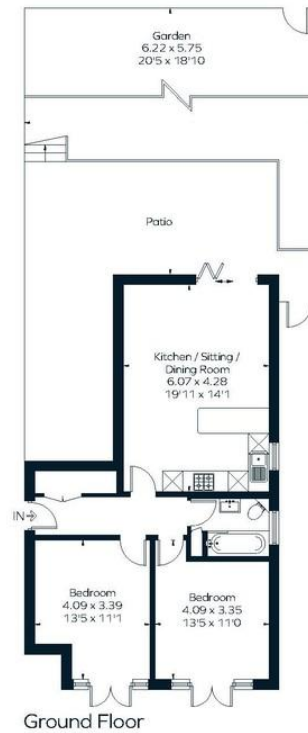
Historic Epsom Town Centre offers an array of high street shops and independent stores, the Ashley Shopping Centre, and an abundance of local coffee shops and restaurants.

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.





Approximate Floor Area = 64.9 sq m / 698 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65586

- Brand New 2 Bedroom Garden Apartment
- Ground Floor
- Front & Rear Private Gardens
- 698 sq ft
- Luxury Bathroom
- Allocated Parking Space
- Cycle Storage
- 999 year lease
- Service Charge: £600 per annum [approx]
- 10 year new build warranty