



**Ashley Court, Epsom, KT18 5AJ**



## Guide price

£475,000

## Leasehold - share of freehold

Stunning position within block  
Highly desirable development  
984 Sq Ft first floor apartment  
Three spacious double bedrooms  
Large bay fronted living room  
Modern kitchen/breakfast  
Modern white bathroom  
Garage in block & residents parking  
Close to Station & Shops  
Close to Rosebery Park

Occupying arguably one of the best positions within this highly sought after development, The Personal Agent are proud to present this spacious and bright first floor apartment which benefits from a stunning central outlook over the formal communal gardens and is set at the rear of the development.

The property benefits from flexible accommodation comprising of three well proportioned double bedrooms, a large bay fronted living room with a truly wonderful outlook over the central gardens, modern kitchen/breakfast room, modern white bathroom, spacious hallway and a garage in block as well as the very useful tradesman's entrance to the rear in the kitchen.

Within close proximity of Rosebery Park and within arguably one of the most sought after developments in the heart of Epsom town centre this exceptionally spacious apartment warrants immediate viewing to avoid disappointment.

Sole agent. Vendor suited.



The property is well designed and provides the perfect layout for modern family living with spacious rooms and reception areas that complement each other making an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life.

This fine home is extremely well presented and upon entering the apartment the quality of finish and sheer space available is immediately apparent. The welcoming entrance hall leads to all rooms and is bright and light with high ceilings and wooden flooring. The Personal Agent are delighted to be marketing what is without doubt one of the most impressive apartments currently available at this price point within the Epsom area.

Ashley Court is one of Epsom's most desirable developments with well maintained landscaped communal gardens, residents parking and is just moments from the town centre. Epsom town centre itself offers 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 David Lloyd Centre features pool, gym and other sports facilities and there is also a wide variety of cafés, restaurants and pubs available locally as well as a local market.

Epsom train station provides direct access to London Victoria, London Waterloo and London Bridge, and the M25 is also within close proximity.











#### First Floor Flat

Ashley Court, Ashley Road, Epsom

Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup> (excluding garage)

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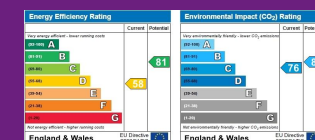
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