



**Park View, Epsom, KT17 4BU**



## Guide price

£335,000

## Leasehold

Two double bedrooms  
First floor apartment  
Spacious lounge/diner  
Modern re-fitted kitchen  
Modern shower room  
Garage en-bloc  
Walk to Town & Station  
Backing on to Alexandra Park  
Viewing highly recommended

Offered to the market in very good order throughout, The Personal Agent are pleased to present this fantastic opportunity to acquire a two double bedroom apartment enjoying arguably one of the best positions within this sought after development.

Set on the first floor of this popular, purpose built block, this superb apartment offers genuinely well proportioned rooms and is within a stones throw of Alexandra Park.

Externally there is a well positioned garage, located at the rear of the building, residents parking along with well maintained communal gardens.

Epsom railway station is approximately 0.6 of a mile away and with local convenience stores on Upper High Street being so close and the main High Street within a short walk away, this property enjoys practicality in abundance.

Call to book your appointment to view.



Set on the first floor of this attractive, purpose built block this superb apartment is presented to the market in excellent order. Benefiting from a refitted shower room, modern re-fitted kitchen, spacious lounge with South-Westerly facing bay window and two double bedrooms.

The property comes with a garage en bloc which is located at the rear of the building along with well maintained communal garden. The property has been recently been re-decorated throughout and has a truly great feel, making it ready to move straight in to.

Park View backs on to the ever popular Alexandra Park and is just a short walk to the shops, transport links and amenities of Epsom Town Centre.

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.











