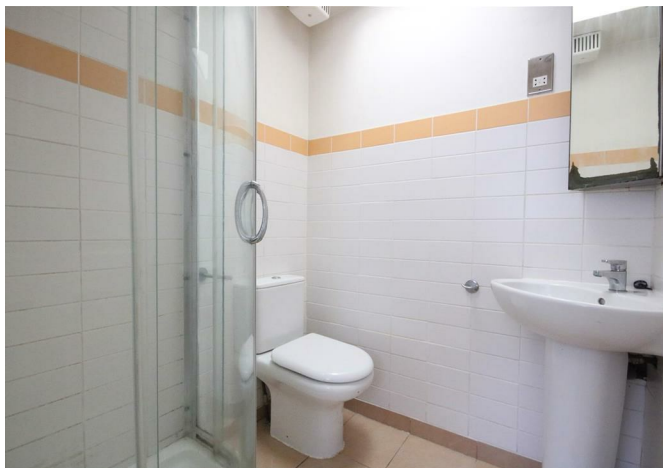




Tudor, Flat 3 32 Ashley Road, Epsom, Surrey, KT18 5BB

Asking Price £155,000



- GROUND FLOOR STUDIO APARTMENT
- 0.17 MILES TO BEAUTIFUL ROSEBERY PARK
- FITTED KITCHENETTE
- ENTRYPHONE SYSTEM
- IDEAL FOR FIRST TIME BUYERS
- 0.48 MILES TO MAINLINE STATION & SHOPS
- OPEN PLAN LIVING/BEDROOM
- SEPARATE SHOWER ROOM
- POTENTIAL YIELD OF BETWEEN 5.5% & 6%
- SCOPE FOR FURTHER IMPROVEMENT

Description

Located in a Conservation area which is conveniently located for Epsom town centre, Rosebery Park, Epsom mainline station and University of Creative Arts.

A secure entry front door leads to inner hallway with post trays and rear access door. This studio apartment has an open plan living room/bedroom and kitchenette with separate shower room to the rear. Although the property could do with some modernising works, it makes an attractive proposition for first time buyers and investors alike with an approximate yield of between 5.5% and 6%. Currently there is a tenant in situ who is prepared to vacate if needed.

Situation

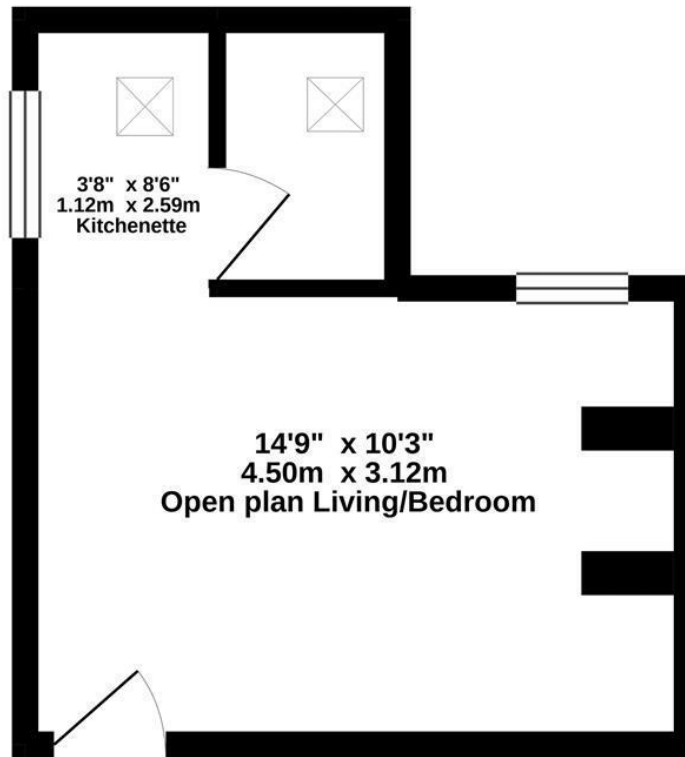
Epsom offers a variety of shops, bars, restaurants and cafes and is home to the Epsom Playhouse presenting a variety of different shows. Nearby there are leisure facilities including The Rainbow Leisure Centre & David Lloyd Centre.

Epsom is a popular commuter town, and offers highly regarded 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. Epsom main line station is close by and provides services to London Waterloo and Victoria.

Tenure	Leasehold
EPC	D
Council Tax Band	A
Lease	125 Years from 31/03/2013
Service Charge	£1,360.00 per annum (collected quarterly, correct as of 6/8/25 and reviewed again annually in September)
Ground Rent	£75.00 per annum



GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 205 sq.ft. (19.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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