



Nelson House, Westcote Road

£330,000

Leasehold

- Fantastic position
- Two double bedrooms
- Top floor apartment
- Well presented
- Amazing kitchen/diner
- Separate lounge with Juliet balcony
- Allocated parking space
- Abundance of storage
- Surrounded by parkland
- No ongoing chain

WONDERFUL OUTLOOK ACROSS LIVINGSTONE PARK! Set towards the end of a cul de sac on the popular Livingstone Park development, this wonderfully positioned top floor modern apartment benefits from a huge amount of natural light throughout and access of the communal gardens to the rear.

The property is very well presented and offered to the market in good order throughout, in our opinion it warrants immediate inspection to fully appreciate the flexible and spacious accommodation on offer.

The property is also offered to the market with no chain and would suit a diverse selection of buyers, so whether you are a first time buyer, an investor or looking to downsize but not downgrade we would recommend immediate inspection to fully appreciate everything that this well balanced apartment offers.

Sole agent. Call to view.



The spacious living room has a door opening to a Juliette balcony with elevated outlook over surrounding parkland. The kitchen/dining room is a huge selling point and its really generous in size with space for table and chairs. Within the entrance hall is a large storage cupboard and there is a further abundance of built-in storage throughout the flat too.

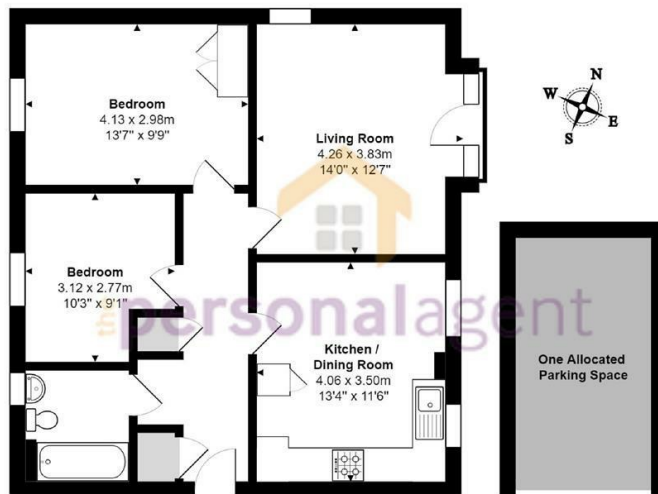
The two generous bedrooms really are superbly proportioned and it is a true rarity to get both bedrooms such a spacious size. Further noteworthy points to mention include full double glazing, security entry phone system, gas central heating with replaced Worcester Bosch boiler, communal bin store and an allocated parking bay with further visitors parking and on street parking nearby.

Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school and on the doorstep of Horton Golf Club and Horton Country park which provide enjoyable walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. Excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away.







Second Floor Flat

Nelson House, Westcote Road, Epsom

Total Area: 66.7 m² ... 718 ft² (excluding one allocated parking space)

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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