



Harvey Court, Epsom

The **PERSONAL** Agent

Guide Price £440,000

- Stunning first floor apartment
- 1205 Sq Ft of space
- Two large double bedrooms
- Impressive living room
- High ceilings & sash windows
- Highly desirable position
- Gated development
- Two allocated parking spaces
- Ensuite and main bathroom
- Surrounded by parkland



Offering over 1200 Sq. Ft of space, this impressive two double bedroom first floor apartment is located within a convenient and central position within this gated and exclusive converted Victorian building. Set in the heart of the highly sought after Clarendon Park, and enjoying private and secluded parkland communal grounds that surround it, immediate viewing is essential.

Accessed via double gates with a security entry system there are two allocated parking bays and a communal hallway leading to this well positioned home.

The living room is a real feature of this property with a tremendous amount of natural light, all helped by the high ceilings, useful alcove/bay and large double glazed sash windows throughout.

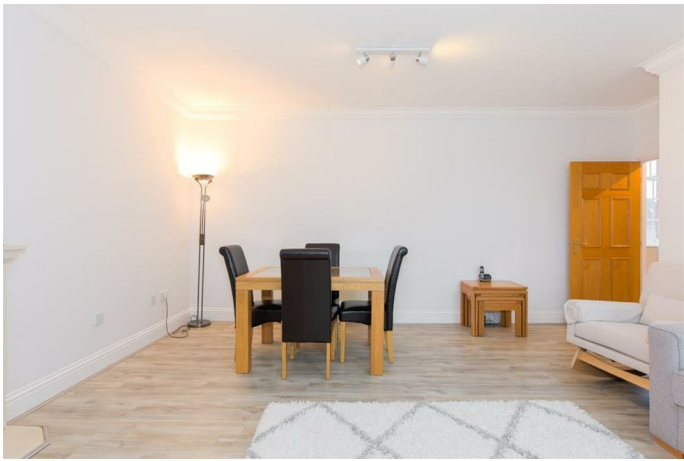
Just a stones throw from the bus stop and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre. Due to the high level of interest that we expect in this property we are recommending immediate inspection.

The apartment provides a significant amount of flexible accommodation with a security entry system and very smart communal entrance setting the tone from the outset. The front door opens into the entrance hall which then leads to the 20ft reception room, there is a well equipped kitchen, 15ft master bedroom, en-suite shower room, main bathroom and further double guest bedroom.

Offering 1205 Sq Ft and with an abundance of storage providing built-in wardrobes in both bedrooms, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation is unrivalled in our view.

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 airports.







First Floor Flat

Harvey Court, Sandy Mead, Epsom

Total Area: 111.9 m² ... 1205 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	64
(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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