



Parkview Way, Epsom

The **PERSONAL** Agent

£425,000

Share of Freehold

- No ongoing chain
- Two double bedrooms
- Ground floor apartment
- Large bright living area with bay window
- Modern open plan kitchen / dining area
- Stunning modern bathroom
- Doors to patio area
- Communal parkland gardens
- Walk to Zone 6 Station
- Allocated parking space



NO ONGOING CHAIN Located on the periphery of this highly desirable parkland development and within a short walk from Ewell West railway station (zone 6), this stylish and contemporary ground floor apartment is located within a beautiful character building and warrants immediate inspection to fully appreciate its great position.

Benefiting from direct access to a Southerly facing patio, that is tucked away to the rear of the building, the property benefits from a great and imposing entrance hall that provides the ultimate first impression with space and light in abundance. In short, the apartment has a wonderful feel to it.

The property is perfect for first time buyers, commuters, professionals, or those wishing to downsize but not downgrade and being located in a great position within walking distance of Epsom yet with easy access to the surrounding parkland and nearby Horton Country Park.

Accommodation comprises an impressive and imposing communal hall leading to the entrance hall with fitted cupboards, spacious and bright living room with beautiful bay window that adds a huge amount of character. The living room is open plan to the contemporary kitchen area providing the

perfect space for entertaining and social occasions. The kitchen benefits from a granite worktop space and integrated appliances. There is a large double master bedroom and an equally impressive second genuine double bedroom, served by the spacious modern bathroom.

Further noteworthy points to mention include allocated parking bay and bike storage, further visitors parking, private South facing patio, further communal garden to the rear of the block and surrounding parkland grounds of the Parkview development.

With Ewell West railway station (zone 6) that provides links to Waterloo in just 34 minutes just a short walk away, close proximity of Epsom town centre with its busy High Street and mainline station and sat on the periphery of Horton Country Park with David Lloyd leisure centre, this modern ground floor apartment is not only immaculate throughout, it also benefits from a fantastic position which sets the bar very high indeed.

A further noteworthy point that we feel sets this apartment ahead of others available is that the property can be accessed from its private rear door to the rear of the block, again providing practicality and privacy for the potential new owners.

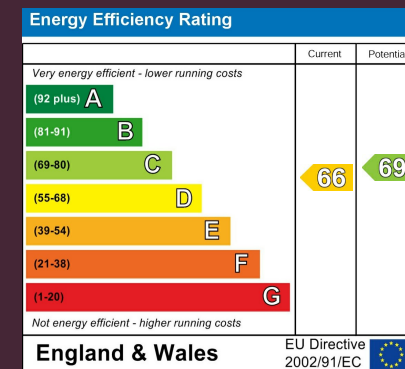
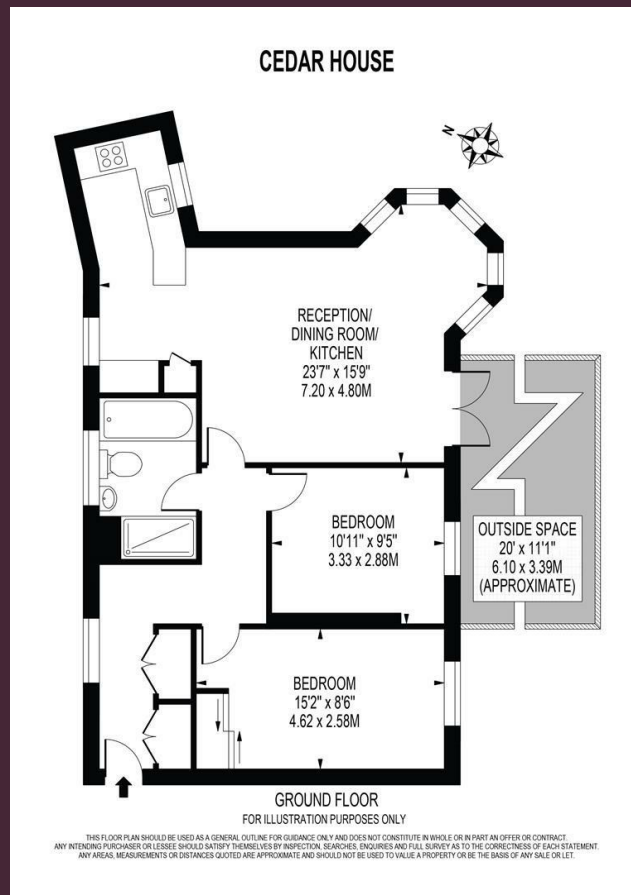
We recommend viewing as soon as possible to avoid disappointment.

Tenure - Share of Freehold / Leasehold
Length of lease (years remaining) - 90
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1600.00
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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