



Silk Croft, Horton Crescent, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £350,000 Leasehold

- Top floor purpose built apartment
- Two spacious double bedrooms
- 28ft x 13ft triple aspect living/dining room
- Generous kitchen/breakfast room
- Ensuite shower room & bathroom
- Allocated parking bay & visitors bays
- Southerly facing balcony with views
- Wonderful elevated outlook over parkland
- Walking Distance to Epsom & West Ewell Stations
- Offered with the added benefit of no onward chain

The Personal Agent are pleased to present this spacious, two double bedroom top floor apartment that is located in arguably one of the best positions within this attractive, and much requested purpose built block with stunning elevated views over parkland.

Set in the heart of the highly sought after Livingstone Park, and enjoying a private Southerly facing balcony and the secluded parkland communal grounds that surround it, immediate viewing is essential.

The 28ft x 13ft triple aspect living room is a real feature of this property with a tremendous amount of natural light, all helped by the French doors opening to the private balcony.

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.

Offering 979 Sq. Ft of accommodation, the apartment provides



a huge amount of flexible space and is perfect for those buyers wanting well balanced and bright accommodation.

The impressive 28ft triple aspect reception room has direct access to the private balcony, there is a well proportioned kitchen/breakfast room, main bedroom with ensuite shower room and fitted wardrobes, a spacious guest bedroom and the main bathroom.

Further noteworthy points to note include allocated parking bay with further visitors parking spaces available, security entry system and the added benefit of no onward chain.

Such is the rarity of these top floor apartments in Silk Croft becoming available we are advising all applicants to lodge their interest as the allocation of well proportioned accommodation is unrivalled in our view.

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 provides enjoyable walks/bike rides in a tranquil setting.

Equally convenient for Epsom Common and Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are 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 with access to both Heathrow and Gatwick airports.

Tenure - Leasehold

Length of lease (years remaining) - 104 (125 Years from 2004)

Annual ground rent amount (£) - Approximately 200.00

Annual service charge amount (£) - Approximately 2000.00

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.



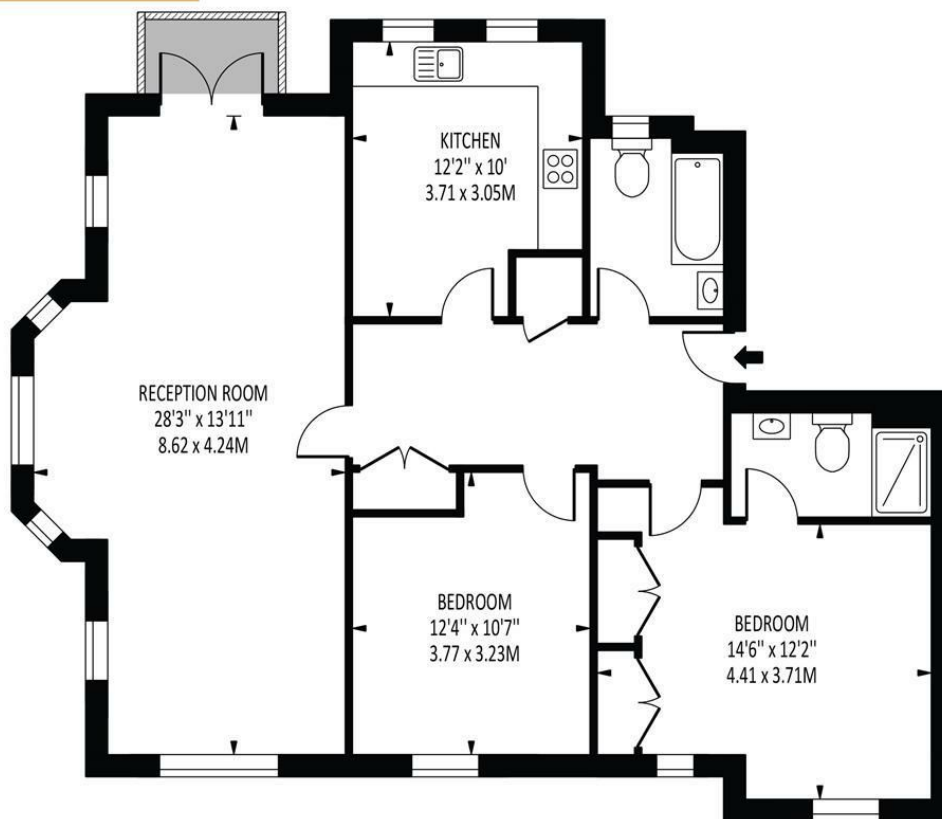


The **PERSONAL** Agent



Silk Croft,  
Horton Crescent

Total Area: 979 SQ FT • 90.94 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG

01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW

01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

