



Parkview Way, Epsom

The PERSONAL Agent

Offers In Excess Of £360,000 Leasehold

- No onward chain
- Two double bedrooms
- First floor apartment
- Communal parkland gardens
- Spacious & bright
- Large bright living area with square bay window
- Modern open plan kitchen / dining area with a open plan study
- En-suite shower room & main bathroom
- Fitted wardrobes, cupboard & store
- Allocated parking space

****NO CHAIN**** Located within the periphery of this highly desirable parkland development and within a short walk from Ewell West railway station (zone 6), this stylish and contemporary first floor apartment warrants immediate inspection to fully appreciate its high standard of presentation and private position.

Benefitting from views over communal grounds and the fields over the road, it enjoys a nice aspect and the property 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, we recommend viewing as soon as possible to avoid disappointment.

Accommodation comprises an entrance with easy access to a useful store cupboard, spacious and bright living room with bay which is open plan to the contemporary kitchen/dining area



providing the perfect space for entertaining and social occasions.

The kitchen benefits from lots of granite worktop space and integrated appliances. There is a large double master bedroom with en-suite shower room 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 and communal garden to the front of the block.

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 first floor apartment further benefits from a fantastic position which sets the bar very high indeed.

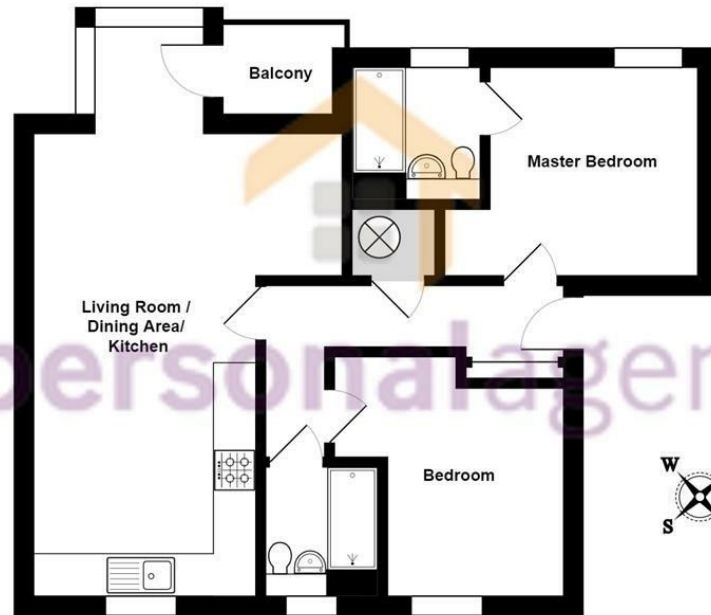
A further noteworthy point that we feel sets this apartment ahead of others available is that the property can be accessed from patio garden doors to the rear, which can be access controlled with intercom system linked to owners cell phone. Again providing flexibility and practicality for the potential new owners.

Tenure - Leasehold
Length of lease (years remaining) - 110
Annual ground rent amount (£) - 905.00
Annual service charge amount (£) - 2400.00
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.







Larch House, Parkview Way, Epsom

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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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