



Park Hill Road, Epsom

The **PERSONAL** Agent

Chain Free £150,000

- Top Floor Apartment
- Approximately 476 Sq Ft
- One double bedroom
- 16ft living/dining room
- Spacious & bright with pleasant outlook
- No ongoing chain
- Development manager
- 24 hr emergency call system
- Landscaped communal gardens and car parking
- Available for the over 60's



Tucked away in a small development on the periphery of Epsom town centre but also walking distance to Ewell Village, this rarely available, generous one double bedroom apartment is surrounded by well maintained communal grounds and offered to the market with no ongoing chain.

This well positioned second floor apartment enjoys a great position with pleasant elevated views of the development and its surroundings. Measuring approximately 476 Sq Ft with plenty of natural light flowing through the rooms the property has a great feel, the property also benefits from fitted wardrobes and ample storage space.

Benefitting from a warden manager and a 24 hr emergency call system, this over 60's development is also walking distance of Sainsburys Kiln Lane & Shops and coffee shops in Ewell Village.

Viewing is strongly advised by vendors. Sole agent.

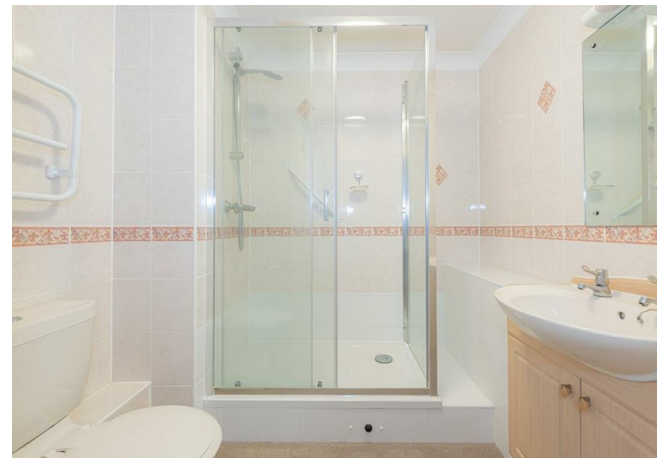
Lynton Court was constructed by McCarthy & Stone in 2004 with 30 apartments on 3 floors served by a lift. Each room has a 24-hour emergency call system monitored by either the Development Manager or Careline. Residents share a ground floor lounge and laundry room. There is a guest suite to rent. Regular social activities are arranged by residents. Pets are permitted subject to landlord consent. Fibre broadband and communal Sky dish available for Subscription. GP's and Dentist services within a mile.

This first-floor apartment comprises an entrance hall, lounge with bespoke fitted cabinet, kitchen, double bedroom with further hand-built furniture, double wardrobe and a bathroom. Single residents must be over the age of 60 years, or if a couple, one must be over the age of 60 and the other over 55.

Epsom Town and Ewell Village offer a variety of shops, cafés, restaurants and pubs. The Ashley Centre shopping mall includes Waitrose and M&S. Sainsburys is within walking distance. Epsom Playhouse has entertainment including films and concerts. There is a good bus and train service. Local Leisure and Sports facilities are available nearby.

Epsom is a popular commuter town, south west of London and close to Epsom Downs, home of The Derby. The RAC Country Club is a 10-minute drive away. The M25 (J.9) and A3 are both close by giving access to London, Kingston, Heathrow and Gatwick airports.

Leasehold







Lynton Court, Park Hill Road, Epsom

Total Area: 44.2 m² ... 476 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		
(39-54) E		
(21-38) F		
(1-20) G		
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 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



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



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