Westcote Road, Epsom

The PERSONAL Agent

Offers In Excess Of £300,000
Leasehold

- Fantastic position
- Two double bedrooms
- Ground floor
- Direct access to patio area
- Well presented
- Amazing kitchen/diner
- Separate lounge
- Allocated parking space
- Abundance of storage
- Surrounded by parkland

Set towards the end of a cul de sac on the popular Livingstone Park development, this wonderfully positioned ground floor modern apartment benefits from a huge amount of natural light throughout and a private patio with access to the communal gardens to the rear.

The property is very well presented and offered to the market in good order throughout, in our opinion it warrants immediate inspection to fully appreciate the flexible and spacious accommodation on offer.

The property would suit a diverse selection of buyers, so whether you are a first time buyer, an investor or looking to downsize but not downgrade we would recommend immediate inspection to fully appreciate everything that this well balanced apartment offers.

The spacious living room has a door opening to a private patio and the communal gardens beyond. The kitchen/dining room is a huge selling point and its really generous in size with space for table and chairs. Within the entrance hall is a large storage cupboard and there is a further abundance of built-in storage throughout the flat too.

The two generous bedrooms really are superbly proportioned and it is a true rarity to get both bedrooms such a spacious size. Further noteworthy points to mention include full double glazing, security entry phone system, gas central heating, communal bin store and an allocated parking bay with further on street parking nearby.

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 provide enjoyable walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. 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.

Tenure - Leasehold
Length of lease (years remaining) -105
Annual ground rent amount (£) - Included in the Service charge
Annual service charge amount (£) - £1848
Council tax band - C

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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Nelson House

Total Area: 696 SQ FT • 64.70 SQ M

Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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