



Horton Crescent, Epsom

The **PERSONAL** Agent



# Guide Price £275,000

## Leasehold

- Ground floor apartment
- One double bedroom
- No ongoing chain
- Spacious reception room
- Open plan kitchen
- Fitted double wardrobe
- Overlooking parkland
- Allocated parking space
- Well regarded development
- Security entry system

Having been fully redecorated and located within a fantastic position on the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, this attractive conversion apartment offers flexible and bright accommodation with the added benefit of no onward chain.

Offering a spacious double bedroom with fitted wardrobes, a 21ft reception room with open plan kitchen area, bathroom and a large storage cupboard, finding a better positioned and well proportioned property would be a difficult task.

The property is set within an attractive Victorian building that is within meters from the surrounding parkland of the development and provides easy access to Horton Country Park, Horton Arts Centre: charming



café and entertainment space with a licence ,David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

With high ceilings and double glazed sash windows, the spacious and bright nature of this apartment is immediately apparent with an abundance of natural light flowing in through those large sash windows. There are wonderful views over the surrounding parkland with well maintained communal areas, a security entry phone system to the communal hallway and an allocated parking bay at the front of the building.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned one double bedroom apartment warrants a closer look to fully appreciate everything it has to offer.

Tenure - Leasehold

Length of lease (years remaining) - 978 years

Annual ground rent amount (£) - £170.00

Annual service charge amount (£) - £1,991.70

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.





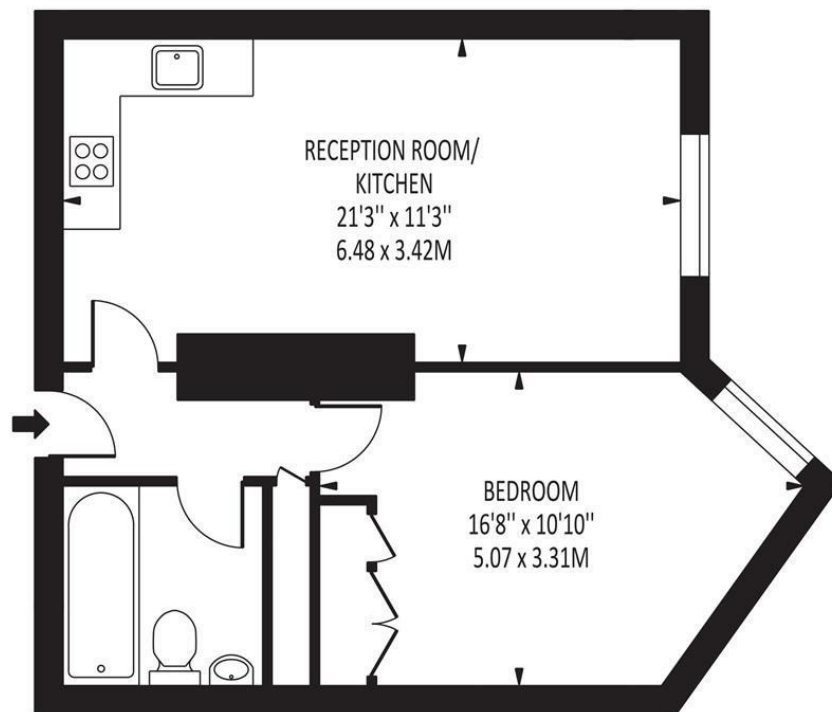




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## Wellesley House

Total Area: 497 SQ FT • 46.14 SQ M



GROUND FLOOR

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>	78	78
(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

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### LETTINGS & MANAGEMENT

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The  
**PERSONAL**  
Agent

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