



Pelman Way, Epsom

The **PERSONAL** Agent

Guide Price £250,000

Leasehold

- No onward chain
- 505 sq ft of space
- Popular Livingstone Park
- 1st floor one bedroom apartment
- Kitchen with breakfast bar
- Allocated parking
- Juliette balcony
- Communal Garden
- Minutes Walk Of Local Shops
- Close To Town Centre & Stations

Offered to the market with the considerable advantage of no onward chain, this well presented first floor apartment forms part of the highly sought after Livingstone Park development. Combining contemporary living with a convenient location, the property provides a comfortable and practical home in an increasingly popular residential setting.

The accommodation is centred around a generous double bedroom, providing ample room for a good range of bedroom furniture while maintaining a comfortable feel. The apartment is ideally suited to those looking for a well proportioned home that is easy to manage, without compromising on the space needed for modern living.

A particularly appealing feature is the bright open plan reception space, which creates a versatile setting for both day to day living and entertaining. A Juliet balcony adds an attractive focal point while allowing plenty of natural light to flood into the room, enhancing the sense of space and creating a light and welcoming atmosphere.

The adjoining contemporary kitchen has been designed with both style and functionality in mind, incorporating sleek cabinetry, integrated appliances and a useful breakfast bar/ peninsula. Completing the internal accommodation is a modern white bathroom suite, while the property also benefits from

additional loft storage, providing valuable extra space for those items not required on a daily basis.

Externally, residents benefit from an allocated parking space, while the apartment's position is particularly convenient for everyday life. Local shops are within easy walking distance, with Epsom town centre and the area's mainline railway stations also readily accessible, making this an excellent choice for those commuting or wanting easy access to a wider selection of shops, restaurants and amenities.

The location also provides easy access to a variety of green open spaces, including the popular Horton Country Park, alongside excellent transport connections and a broad range of local facilities. With its modern accommodation, convenient surroundings and no onward chain, this attractive apartment would make an excellent home for professionals, couples, small families and first time buyers, while also offering strong appeal to investors looking for a desirable and well connected location.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.



For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

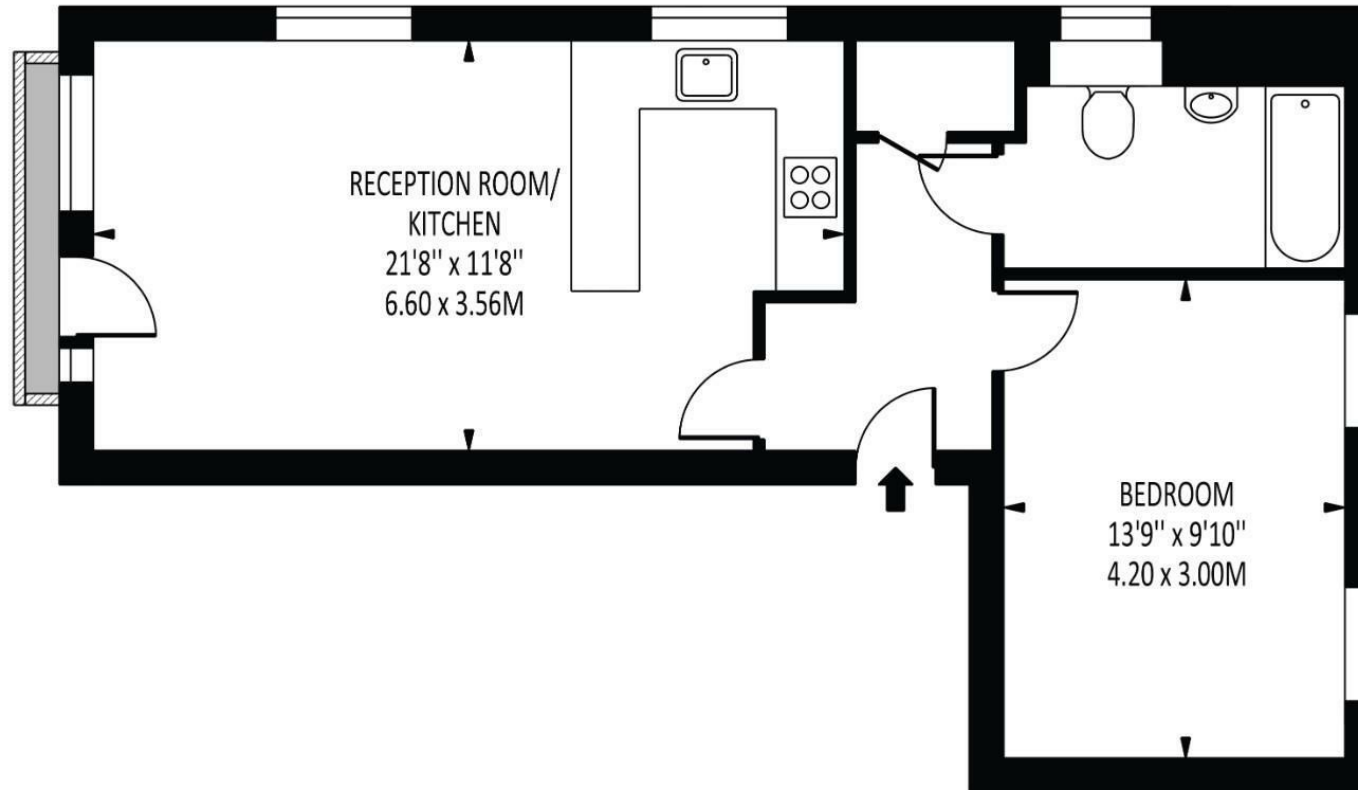
Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Leasehold
Length of lease (years remaining) - 107
Annual ground rent amount (£) - 150.00
Annual service charge amount (£) - 2308.00
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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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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.

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