



Horton Crescent, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- No Chain
- Ground floor with Southerly facing patio
- 21ft living/dining room
- Wonderful outlook over parkland
- Two double bedrooms
- Kitchen/breakfast room
- Ensuite shower room & main bathroom
- Allocated parking bay
- Walk to both Epsom & West Ewell Stations

IMPRESSIVE 844 SQ. FT OF SPACE!!! This stunning ground floor apartment is located in a fantastic position within this attractive converted Victorian building and is offered to the market in very good order throughout and with no ongoing chain.

Set in the heart of the highly sought after Livingstone Park, and enjoying a private Southerly facing patio and the secluded parkland communal grounds that surround it, immediate viewing is essential.

The 21ft x 14ft living room is a real feature of this property with a tremendous amount of natural light, all helped by the high ceilings and large double glazed sash windows throughout.

Just a stones' throw from the bus stop and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre. Due to the high level of interest that we expect in this property we are recommending immediate inspection.

Offering 844 Sq Ft of accommodation, the apartment provides a



huge amount of flexible space and is perfect for those wanting to downsize but not downgrade.

The stunning 21ft x 14ft reception room has direct access to the private South facing patio, there is a kitchen/breakfast room, master bedroom with ensuite shower room, a spacious guest bedroom and the main bathroom.

Such is the rarity of these larger ground floor conversion apartments becoming available, especially with a South facing patio, we are advising all applicants to lodge their interest as the allocation of well proportioned accommodation is unrivalled in our view.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers regular rail services to London Bridge, Victoria and Waterloo. Both Epsom and Ewell West stations are within walking distance. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 990+
Annual ground rent amount (£) - 200.00
Annual service charge amount (£) - 2000.00
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.







Ground Floor Flat

Gladstone House, Horton Crescent, Epsom
Total Area: 78.4 m² ... 844 ft² (excluding patio area)

FOR ILLUSTRATIVE PURPOSES ONLY.

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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	61	66
(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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