



Victory House, Westcote Road, Epsom

The **PERSONAL** Agent

Guide Price £275,000

Leasehold

- Fantastic position within cul-de sac
- One double bedroom
- First floor apartment
- Generous living/dining room with Juliet balcony
- Abundance of storage & use of large loft
- Quality kitchen & bathroom
- Allocated parking space & use of bike store
- Minimal adjoining neighbours
- Surrounded by parkland & communal gardens
- Short walk to convenience stores & cafe



Occupying arguably one of the best positions within this modern apartment block with a Juliet balcony flooding the property with natural light, The Personal Agent are proud to present this modern and contemporary one bedroom apartment.

Located within the highly desirable Livingston Park on the periphery of Horton Country Park, the property benefits from easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just a short drive away. The property is also close to David Lloyd leisure centre and manages to balance a true community feel with easy accessibility to the amenities of the town.

As soon as you step through the front door, the abundance of natural light is immediately apparent with a large entrance hallway with two built-in storage cupboards. The well designed accommodation includes a 14'9ft x 9'11ft living/dining room with a separate kitchen providing the perfect layout

for modern living. With defined reception areas that seamlessly flow into each other, there is a wonderfully modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property is completed by a generous double bedroom with built-in wardrobe, spacious bathroom and allocated parking.

Further noteworthy points to mention include sole use of a very large loft space, no adjoining neighbours to the side or above (from a privacy point of view) and use of the communal bike store.

Livingston Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

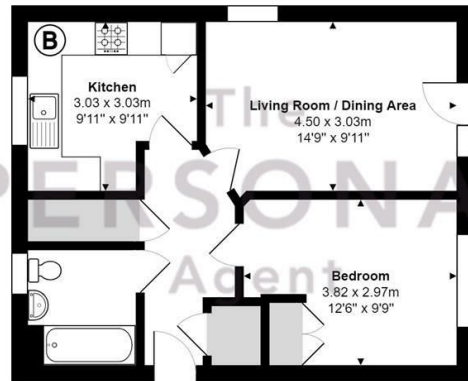
Equally convenient for Epsom town centre offering a wide range of facilities include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Leasehold
Length of lease (years remaining) - 110
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1613.64
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.







First Floor Flat

Victory House, Westcote Road, Epsom

Total Area: 47.4 m² ... 510 ft²

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The
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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	

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