



4 Woodcote Side, Epsom

The **PERSONAL** Agent



# Guide Price £450,000

## Freehold

- Stunning ground floor apartment
- 724 sq ft of space
- High specification finish
- Two double bedrooms
- Ensuite and main bathroom
- Stunning reception space
- Private balcony with leafy views
- Surrounded by woodland
- Walk to town centre & station
- Allocated underground parking



Located on the periphery of Epsom Common and just a stones' throw from hundreds of acres of ancient woodland, this impressive modern development is within easy access of both Epsom town centre and Ashted Village. The stunning 724 sq ft apartment warrants immediate inspection to appreciate its position and stunning presentation.

The living areas seamlessly flow and offer a brilliant entertaining space which lends itself to social occasions. The master bedroom benefits from a wonderful outlook to the rear, the second bedroom is also a good sized double and the beautifully finished ensuite and main bathroom with high quality fitments really add that finishing touch to the property.

Perfectly situated just moments from the RAC golf & country club, and close proximity of Epsom Common, whilst Epsom town centre with its leisure and retail facilities as well as mainline station providing direct access to London is only a short distance away.

The apartment has a video security entry phone system and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with access to the private, Westerly facing covered balcony, open plan fitted kitchen with integrated appliances, impressive master with ensuite, second double bedroom and the modern bathroom suite.

Further noteworthy points to mention include a large cupboard within the entrance hall, underground covered parking with allocated parking bay, communal gardens backing on to woodland and the remainder of the new build warranty. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced newly built apartment.

Nearby 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 a good mix of state and independent schools for all age groups. 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) - 119  
Annual ground rent amount (£) - 250.00  
Annual service charge amount (£) - 4206.68  
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.







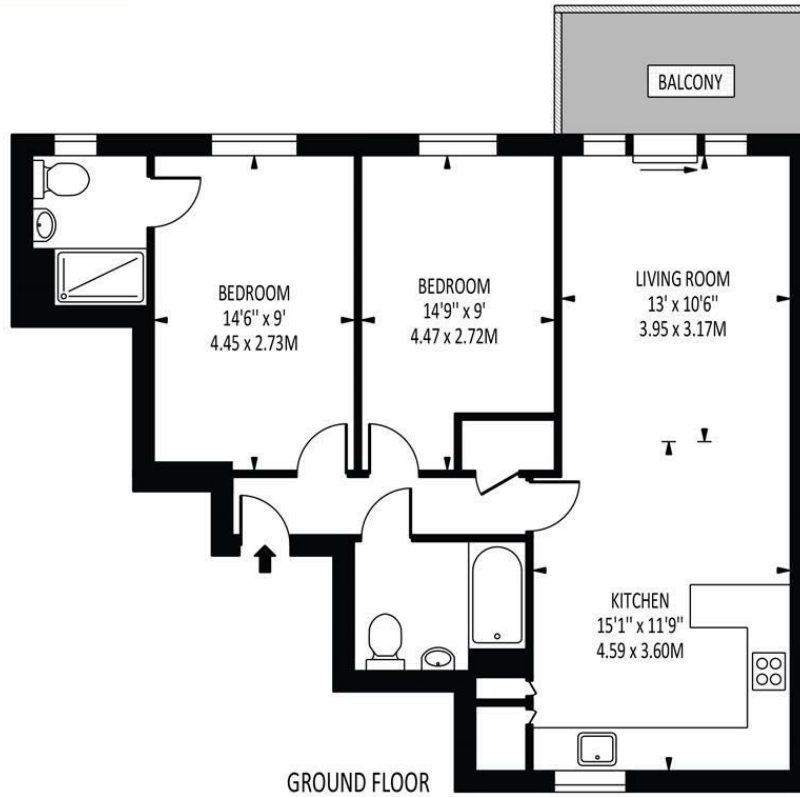




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**Lanthornes Court**  
Total Area: 724 SQ FT • 67.26 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
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