



Eastman Way, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Wonderful parkland setting
- Two double bedrooms
- Ground floor apartment
- Spacious living room
- Kitchen/breakfast room
- Ensuite shower room
- Main bathroom
- Private patio area
- Direct access to the gardens
- Allocated parking space



Benefitting from a fantastic position within the highly sought after Livingstone Park development, this generously proportioned ground floor apartment benefits from direct access on to its private patio area with further access to the communal gardens and surrounding parkland. The property warrants immediate inspection to fully appreciate the flexible and spacious accommodation on offer.

The accommodation would suit a diverse selection of buyers, so whether you are a first time buyer, an investor or looking to downsize but not downgrade we would recommend immediate inspection to fully appreciate everything that this well balanced apartment offers.

The entire apartment benefits from an abundance of natural light throughout and is completed by the well maintained gardens that wrap around the entire building.

Call to view.

The spacious living room is accessed through double doors and measures approximately 17ft with French doors opening to a patio area with access to the communal gardens and the surrounding parkland. The kitchen/breakfast room is fully integrated with space for a generous table and the bright and light entrance hallway provides ample storage.

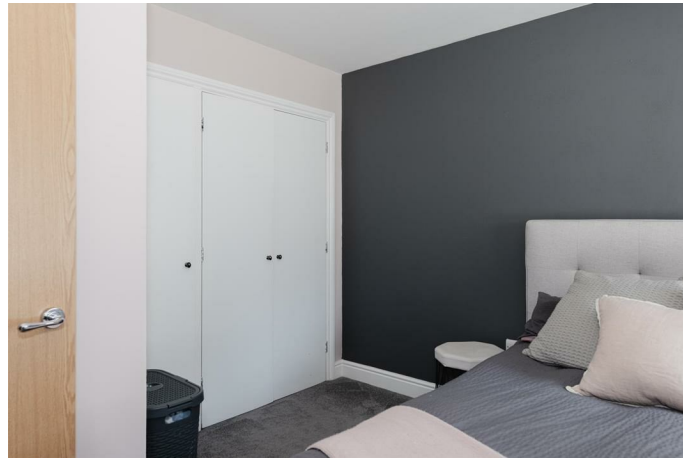
The master bedroom benefits from built-in wardrobes and a fantastic ensuite shower room and the second bedroom is a generous double and is served by the main bathroom which again is very well presented. Further noteworthy points to mention include allocated parking bay and visitors parking.

Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school and on the doorstep of Horton Golf Club and Horton Country park which provide enjoyable walks/bike rides in a tranquil setting.

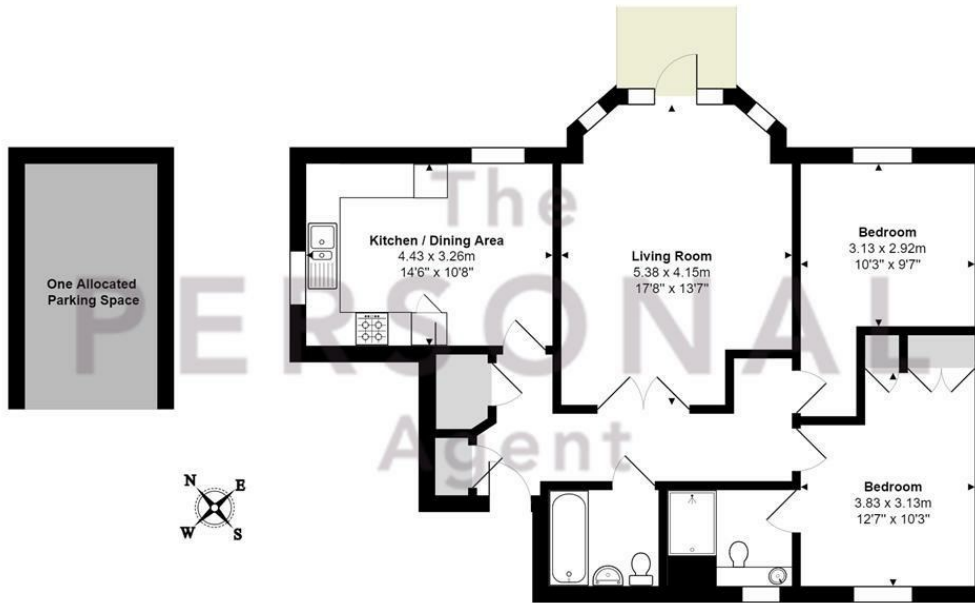
Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. Excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction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

Tenure - Leasehold
Length of lease (years remaining) - 106
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 1450.00
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

Gryphon House, Eastman Way, Epsom

Total Area: 81.0 m² ... 872 ft² (excluding one allocated parking space)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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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