



Sandy Mead, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Leasehold

- No ongoing chain
- Stunning first floor apartment
- Exclusive gated development
- High ceilings & sash windows
- Two generous double bedrooms
- Ensuite shower room & main bathroom
- Kitchen/breakfast room
- 19ft living room with great outlook
- Sizable garage & allocated parking
- Surrounded by stunning, private parkland



Offered with no ongoing chain and enjoying 873 Sq. Ft of space, this impressive two double bedroom first floor apartment benefits from a truly fantastic position sat within this gated and exclusive converted Victorian building. The property is located at the heart of the highly sought after Clarendon Park, and enjoys secluded parkland style communal grounds that surround it, where deer can often be briefly spotted before they skip back into the woods.

Accessed via wrought iron double gates and a security entry system, the first impressions certainly hit the mark, there is also a truly rare addition of a garage with parking directly to the front with this home and from a practical sense there are several visitors parking bays nearby too.

There are many stand out features with this home, although a favourite of ours are the impressive high ceilings and large double glazed sash windows that just flood the home with daylight. 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 this home really does tick all the boxes.

The apartment provides a significant amount of flexible accommodation with

a security entry system and very smart communal entrance hall serving just three other homes, all of which helps set the tone from the outset. The front door opens into a welcoming and spacious entrance hall with lots of fitted storage, a feature that is not often associated with flats on Clarendon Park.

There is a 19ft x 12ft reception room with an incredible outlook, a spacious kitchen/dining room which comfortably holds a four seater table, 14ft master bedroom with built-in wardrobes and ensuite shower room, main bathroom and further double aspect guest bedroom which also benefits from built-in wardrobes.

In our opinion, this is one of the best positioned flats in the development with the kitchen and living room enjoying a South/Easterly aspect which ensures they are bright and well lit in the morning, and with an abundance of storage including the built-in wardrobes in both bedrooms we are advising all interested applicants to lodge their immediate interest.

Harvey Court is one of just two gated enclaves that sit within the development and was converted around 24 years ago with only a handful of apartments being allocated a garage.

The location is fantastic with direct access at the end of the road to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre. The home is also within the catchment area for an 'outstanding' Ofsted rated primary school which is within walking distance and Epsom town centre is a short distance away as is Ewell West (zone 6) railway station is approximately 1.0 mile away.

Tenure - Leasehold
Length of lease (years remaining) - 975
Annual ground rent amount (£) - 403.30
Annual service charge amount (£) - 2665.83
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.

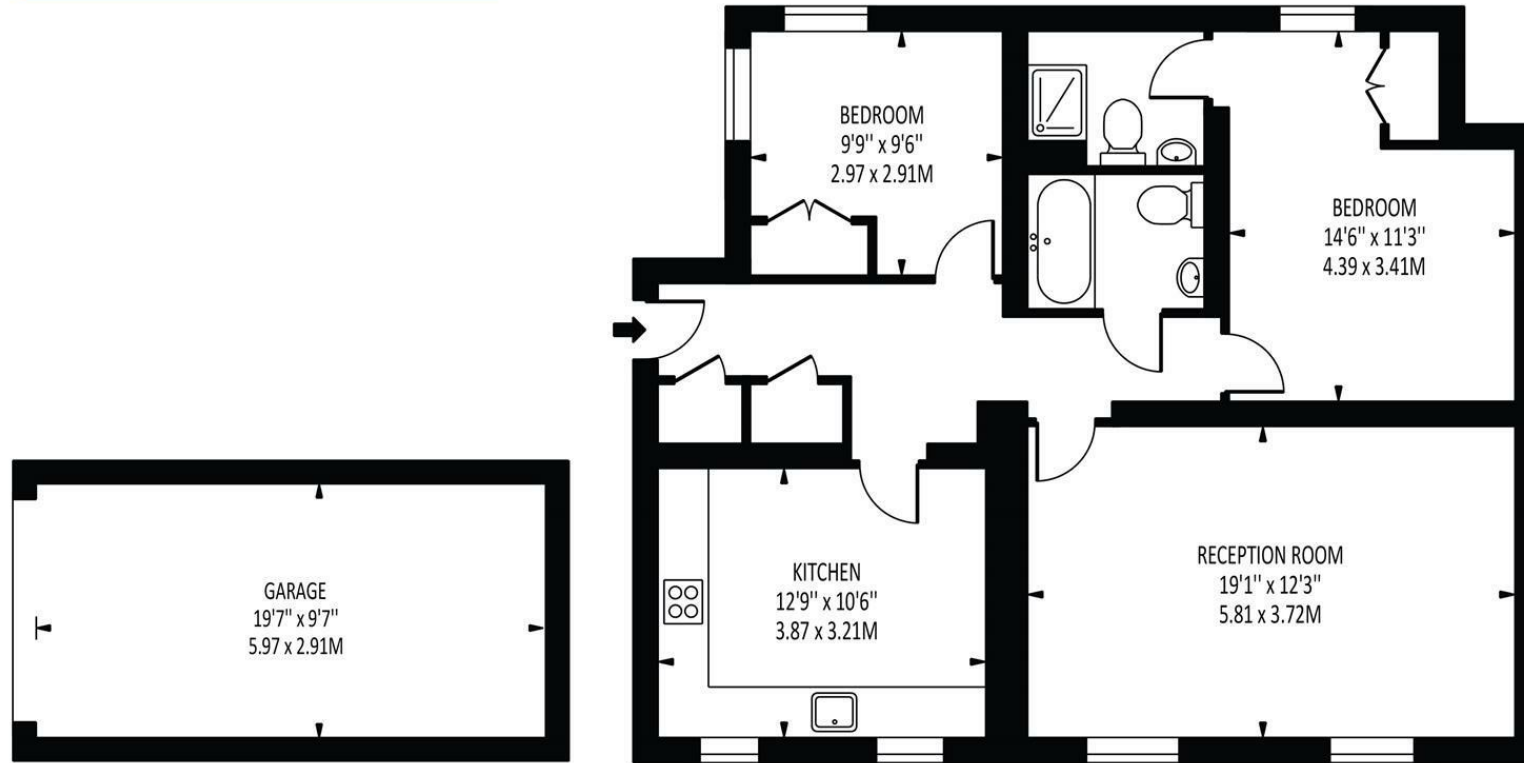




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Harvey Court

Total Area: 1060 SQ FT • 98.48 SQ M
(Including Garage)
Garage Area : 187 SQ FT • 17.37 SQ M



FIRST FLOOR

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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Disclaimer: For Illustration Purposes only
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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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