



Eastman Way, Epsom

The **PERSONAL** Agent

Guide Price £270,000

Leasehold

- No Ongoing Chain
- Sought After Location
- Spacious Apartment
- Open Plan Living
- Allocated Parking
- Fitted Modern Kitchen
- Close To Local Shops
- Perfect FTB/ Investment



****NO ONWARD CHAIN**** Surrounded by mature parkland and located within the sought after Livingstone Park, this one double bedroom first floor conversion apartment warrants immediate inspection to appreciate its position and stunning presentation.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this one double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

Set on the ever popular Livingstone Park development, the property is around a mile from shops, restaurants and rail links in Epsom and just a short walk from local shops, open parkland and the David Lloyd health club.

Sole Agent

The Personal Agent are delighted to present to the market this spacious one bedroom apartment. The property comprises an entrance hall with storage cupboard, spacious dining area, fitted kitchen, modern bathroom, double bedroom with built in wardrobes and large bay windows to the lounge which bring an abundance of light through the apartment.

Further features include large sash windows, fantastic entertainment space with the open plan kitchen/living/ dining area and allocated 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) - 105
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - 1115.82
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.

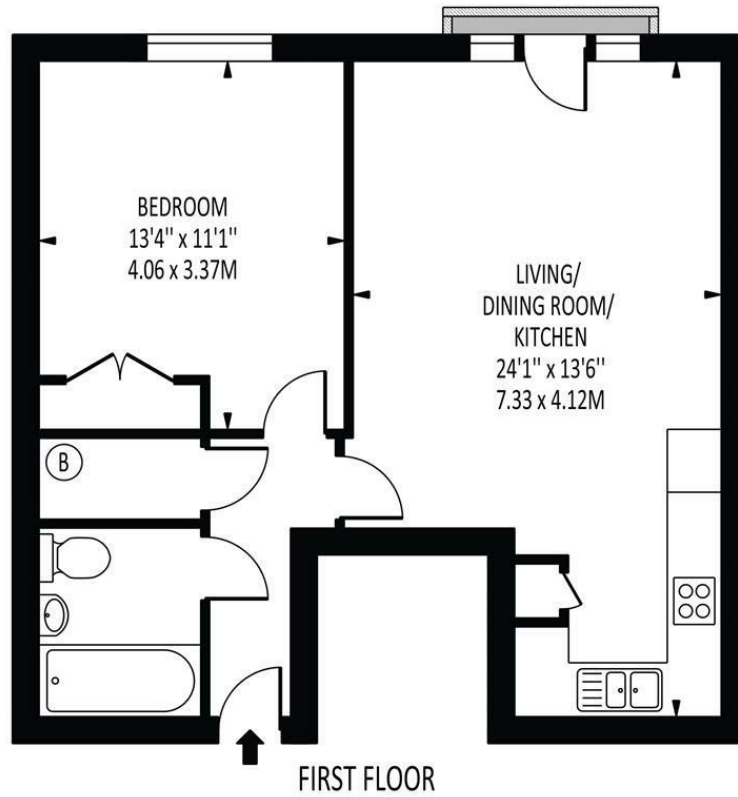




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Mott House

Total Area: 541 SQ FT • 50.23 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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