



**Gladstone House, Horton Crescent, Epsom, KT19 8BW**

**welcome to**

**Gladstone House, Horton Crescent, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning first floor one double bedroom apartment set in the sought after and ever requested Livingstone Park Development with residents parking and communal gardens.



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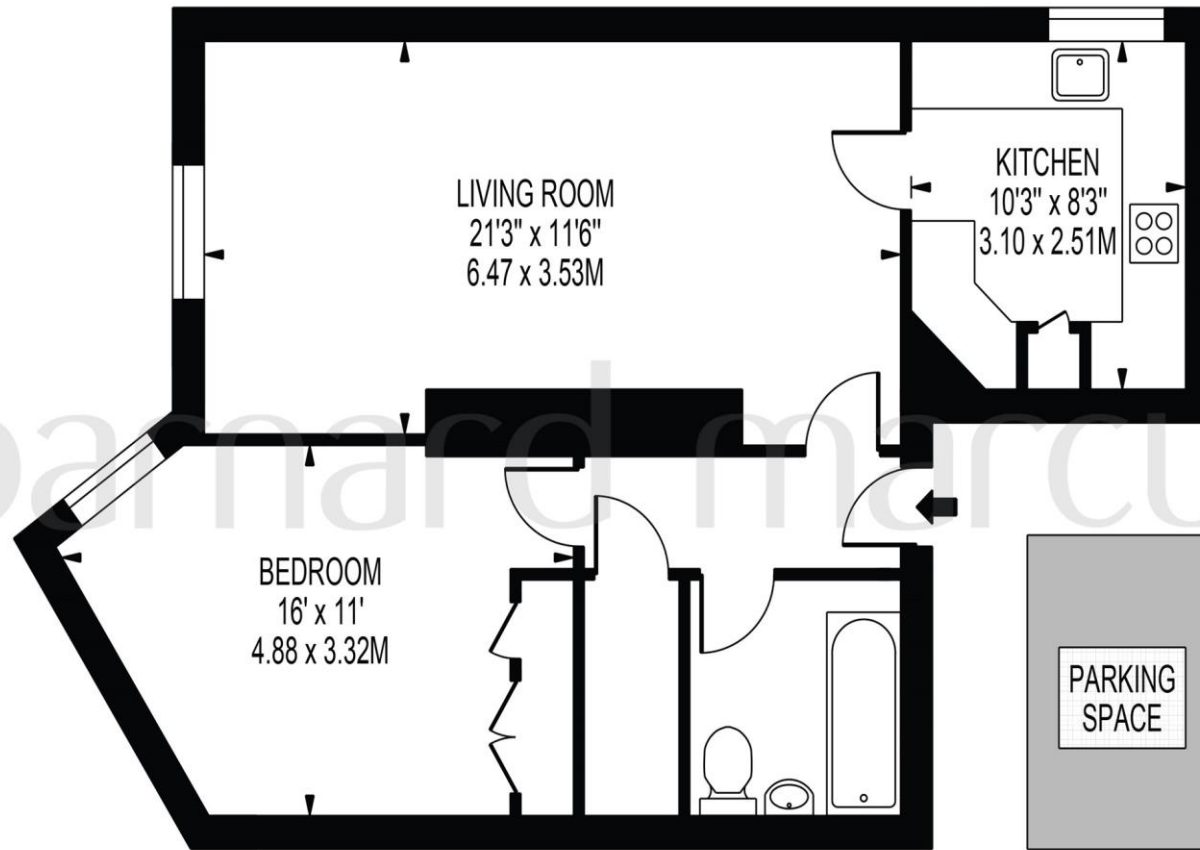
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# GLADSTONE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.96 SQ M



## FIRST FLOOR

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 OR 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.

This stunning one double bedroom apartment is situated in the ever popular and sought after Livingstone Park development & comes to the market in near show home condition and offers some fantastic features including high ceilings & beautiful double glazed sash windows. Boasting an impressive 626 sq ft of bright living space, this beautiful home has been recently upgraded by the existing owners and provides a rich blend of character features and a more contemporary and modern finish. The accommodation offers a welcoming entrance hallway which benefits from a large built-in storage cupboard, a stylish fitted kitchen with a feature sash window and integrated appliances including washer/dryer, dishwasher, fridge/ freezer and Wine cooler. There is a spacious double bedroom that also benefits from the high ceilings and large sash window overlooking greenery and has built in wardrobes. There is also a modern bathroom with three-piece suite, however the real selling point is the living / diner which overlooks the stunning communal gardens and allows an abundance of natural light to flood into the space. The property also has residents parking and is less than a mile to Epsom mainline train station with frequent direct trains to London Waterloo, Victoria and London Bridge.

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## Gladstone House, Horton Crescent, Epsom

- Livingstone Park Development
- One Double Bedroom
- Bathroom with Three Piece Suite
- Light Filled Living / Dining Room
- High Spec Kitchen with Integrated Appliances

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£300,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS109314](https://www.barnardmarcus.co.uk/Property/EPS109314)



Property Ref:  
EPS109314 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



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