



Nelson House, Westcote Road, Epsom, KT19 8GG

welcome to

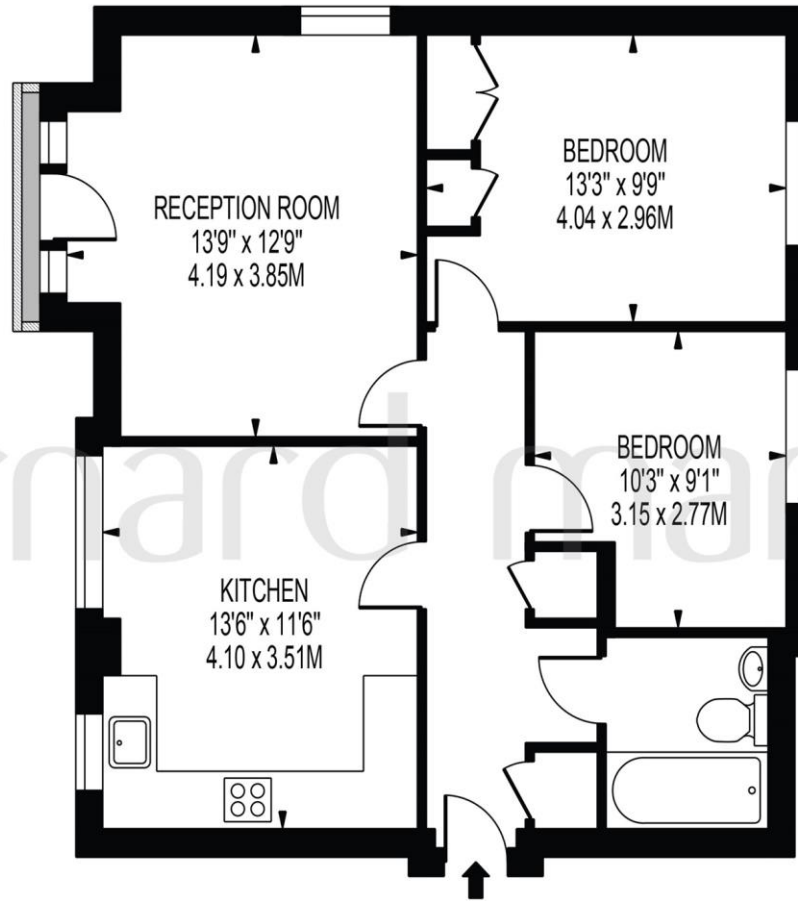
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Barnard Marcus are delighted to be marketing this 30% shared ownership modern first floor two bedroom apartment situated in the sought after Livingstone Park with an allocated parking space and well presented throughout.



NELSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 679 SQ FT - 63.06 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.

Set in the popular Livingstone Park development, this modern first floor apartment benefits from a huge amount of natural light throughout.

The property is offered to the market in great order throughout and is very modern and well presented throughout.

The living room benefits from a door opening onto the Juliette balcony. The kitchen is very generously sized, with ample room for a dining table, and lots of storage, with built in appliances.

The two double bedrooms are proportioned superbly, much like the other rooms within the apartment.

Further noteworthy points to mention include security entry phone system, full double glazing, gas central heating, communal bin store and an allocated parking space with further on street parking nearby.

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- 30% Shared Ownership
- Two Double Bedrooms
- Modern throughout
- Juliette Balcony
- Large kitchen/ dining space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£102,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109427



Property Ref:
EPS109427 - 0003

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.



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