



Wellesley House, Horton Crescent, Epsom, KT19 8BQ

welcome to

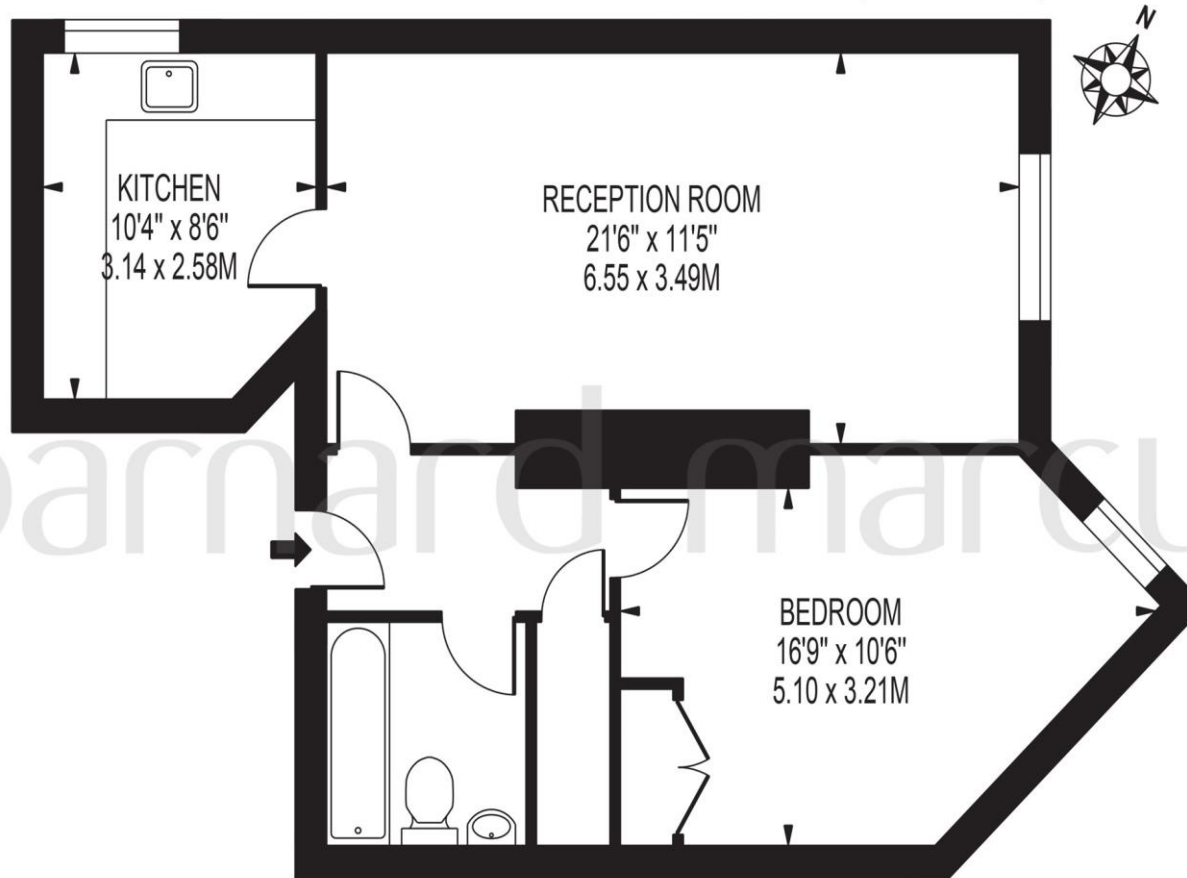
Wellesley House, Horton Crescent, Epsom

Barnard Marcus are delighted to welcome to the market this stunning one double bedroom apartment set in the prestigious Livingstone Park Development with secure entry system, allocated parking space & stunning communal grounds.



WELLESEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 606 SQ FT - 56.33 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 on the ever popular Livingstone Park development, the property is around a mile from the shops, restaurants and rail links of Epsom and just a short walk from local shops, open parkland and a David Lloyd health club.

This stunning first floor apartment is offered to the market in good decorative order, with high ceilings, sash windows and ornate cornicing. It has a generous sized double bedroom, spacious living / diner, separate fitted kitchen with gas hob and extractor and family bathroom with three piece suite. The home also has gas central heating throughout over 900 years remaining on the lease and an allocated parking space.

The property enjoys a lovely aspect over the surrounding communal gardens and field beyond.

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 enjoying 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. There are 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 with access to both Heathrow and Gatwick airports

welcome to

Wellesley House, Horton Crescent, Epsom

- Livingstone Park Development
- First Floor Apartment
- One Double Bedroom
- 606 sq ft
- Allocated Parking Space

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.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109714



Property Ref:
EPS109714 - 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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