



**Lily Court Cox Lane, Epsom KT19 9FU**

**welcome to**

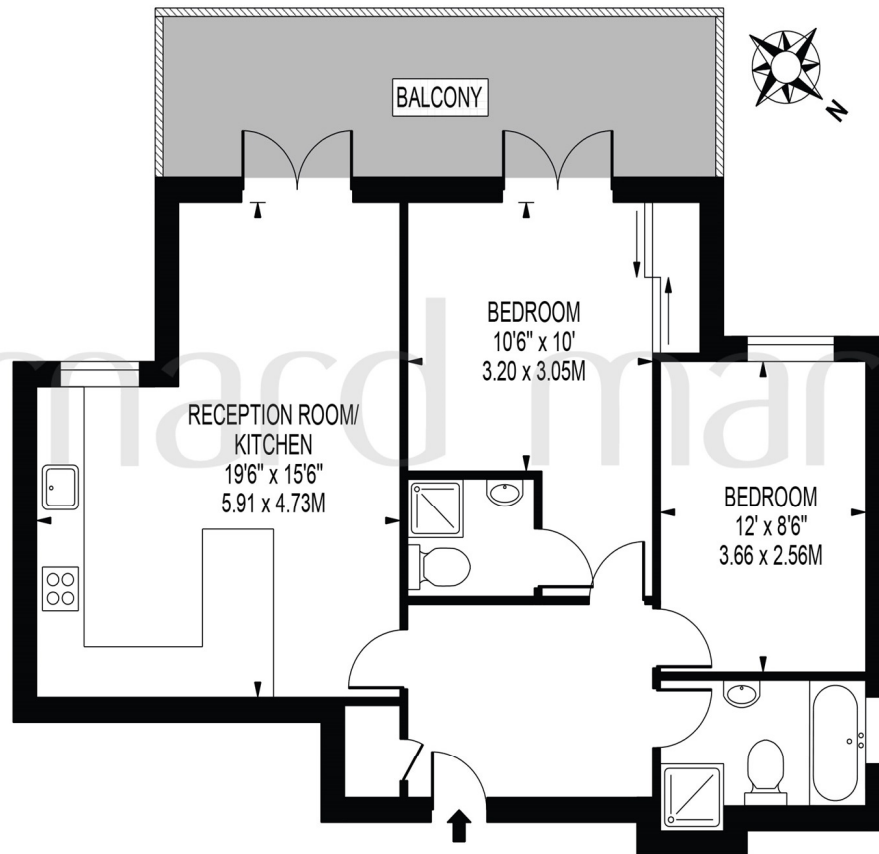
**Lily Court Cox Lane, Epsom**

A beautifully presented two bedroom, two bathroom first floor apartment situated in a modern block built in 2019. With allocated parking, communal gardens and a large balcony the full width of the flat, this property makes a fantastic first time buy.



# LILY COURT, COX LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 672 SQ FT - 62.42 SQ M



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.  
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Built in 2019 is this stunning apartment block containing just 8 flats. With an allocated parking space and communal gardens this contemporary flat is perfect for a first time buy, situated nearby local shops and bus routes. As you enter the flat there is a large hallway convenient for storage and cloakroom area, there is a modern family bathroom with separate bath and shower, two generous double bedrooms, built in wardrobes & an en-suite to the master as well as a modern fitted kitchen with breakfast bar area open to the living space. There is a full width balcony area able to be accessed via patio doors from the living space as well as the master bedroom. With a South West facing aspect the balcony makes a fantastic option for an outdoor seating area overlooking the communal gardens with further access to utilise.

Cox Lane is conveniently situated nearby local amenities such as Co Op Supermarket, Tesco Express, the Post Office as well as being in close proximity to local Primary and Secondary Schools. Tolworth Station is just 1.1 mile walk and there is bus routes at the end of Cox Lane taking you to Epsom Town Centre and Kingston Upon Thames. Worcester Park (Zone 4) is just a 10 minute bike ride away.

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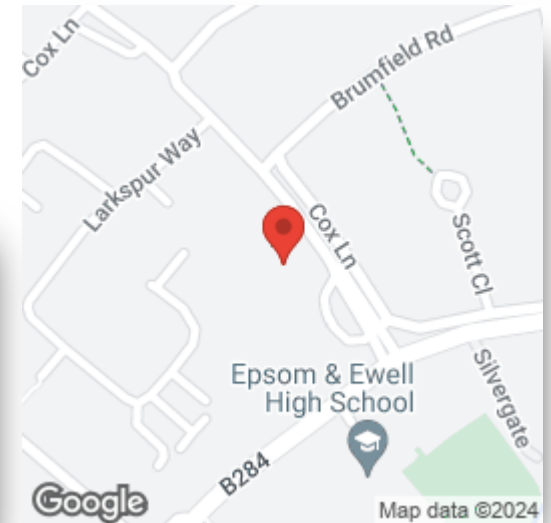
## Lily Court Cox Lane, Epsom

- Two Double Bedrooms
- En Suite & Family Bathroom
- Allocated Parking
- Private Balcony
- Communal Gardens

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 126 years from 29 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106379](https://www.barnardmarcus.co.uk/Property/EWE106379)



Property Ref:  
EWE106379 - 0003

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