



KAYBRIDGE  
RESIDENTIAL



Haydock Court Eastman Way, Epsom

Epsom

Guide Price £260,000



## Haydock Court Eastman Way, Epsom

- One-bedroom second floor apartment
- Excellent condition throughout
- Bright and airy with plenty of natural light
- Allocated parking space
- Long lease & Low service charge
- Popular residential location in Epsom
- No Chain
- Peppercorn Ground Rent

\*\*\*Guide price £260,000 to £270,000\*\*\*

A beautifully presented one-bedroom second floor apartment, offering bright and well-proportioned accommodation in excellent condition throughout.

The property benefits from plenty of natural light, creating a warm and inviting living space. The layout includes a spacious reception room, a well-appointed kitchen, a comfortable double bedroom, and a modern bathroom, all maintained to a high standard and ready for immediate occupation. The Juliette balcony offers lovely views over the park and communal gardens.

Additional benefits include an allocated parking space, hallway and loft storage, covered bicycle storage and a long lease, making this an ideal purchase for first-time buyers, investors, or those looking to downsize.

Conveniently located in Epsom, the property is within easy reach of local amenities, transport links, and green open spaces, offering a great balance of convenience and lifestyle.



A fantastic opportunity to acquire a well-presented, low-maintenance home in a popular location – early viewing is highly recommended.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

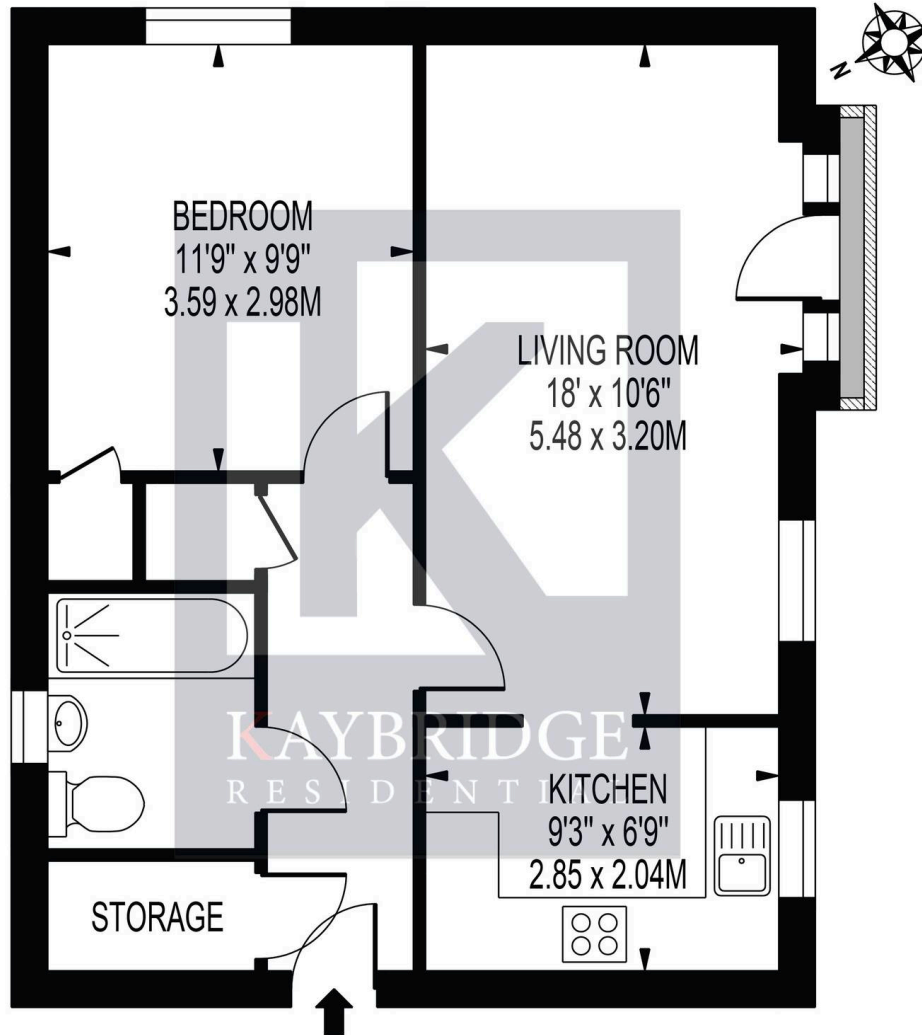
Haydock Court, Eastman Way is a popular residential development in Epsom, ideally positioned for both convenience and lifestyle. The property is within easy reach of Epsom town centre, offering a wide range of shops, restaurants, cafés, and leisure facilities. For commuters, Epsom railway station provides regular services into London Waterloo, Victoria, and London Bridge, making it an excellent choice for those travelling into Central London. There are also good road links nearby, including the A24 and M25, providing easy access to surrounding areas. The location is further enhanced by nearby green spaces such as Epsom Common and Horton Country Park, offering plenty of outdoor leisure opportunities.





# HAYDOCK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.98 SQ M



## SECOND 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.



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