





Mott House, Eastman Way, Epsom KT19 8DB

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welcome to

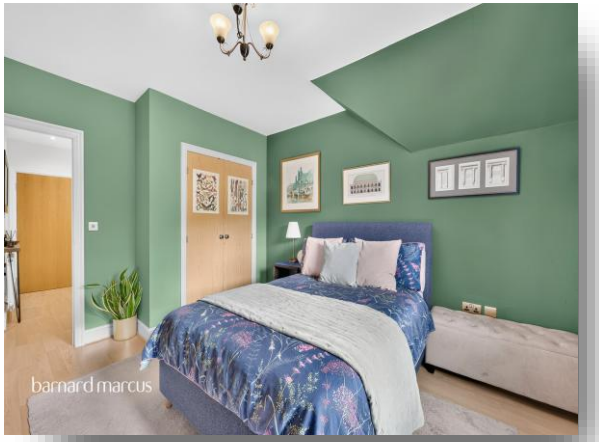
Mott House, Eastman Way, Epsom

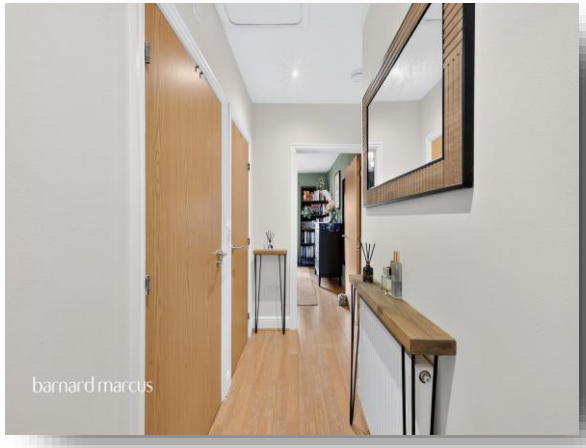
A spacious and beautifully presented one-bedroom apartment set within the highly desirable Livingstone Park development, offering modern open-plan living, allocated parking and excellent access to Epsom town centre, countryside walks and commuter links into London.



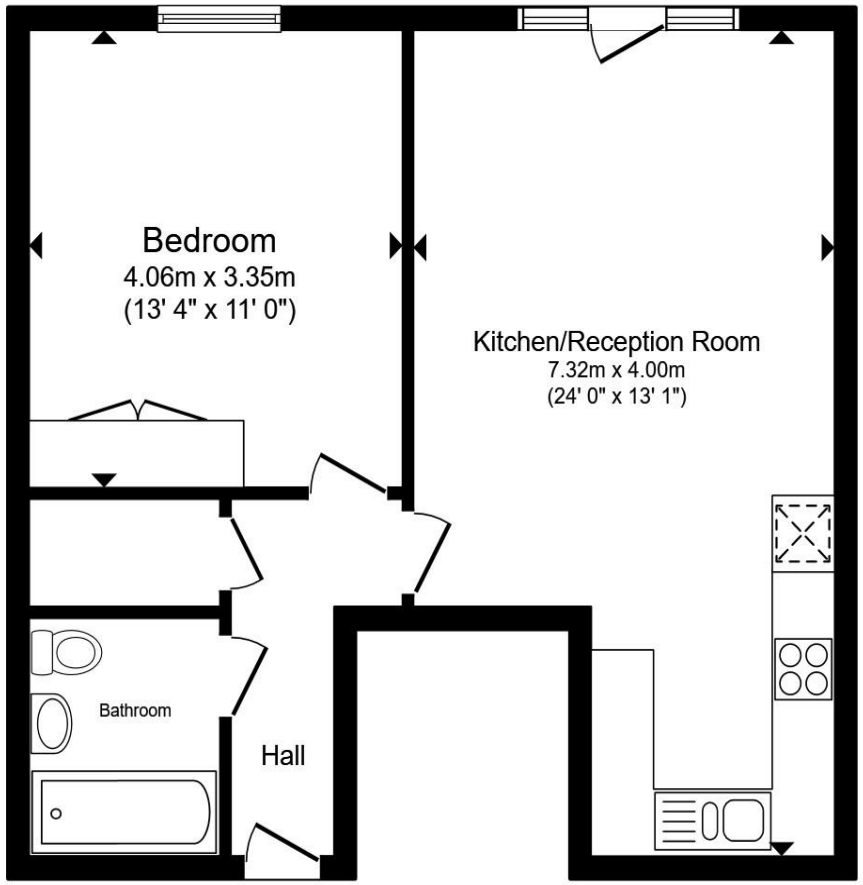












Second Floor

Total floor area 51.8 m² (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Barnard Marcus are delighted to present this larger than average one-bedroom apartment, ideally situated within the highly sought-after Livingstone Park development.

Conveniently located close to local shops, the beautiful Horton Country Park and David Lloyd Health Club, the property is also within approximately one mile of Epsom town centre and mainline railway station, offering frequent direct services to London Waterloo, Victoria and London Bridge.

Positioned within a well-maintained modern development benefiting from a secure entry system and lift access, the accommodation comprises a spacious open-plan kitchen, living and dining area with a Juliet balcony, a generous double bedroom with built-in wardrobes, and a contemporary bathroom fitted with a stylish three-piece suite.

The apartment enjoys an abundance of natural light throughout thanks to its attractive sash windows and further benefits from gas central heating, useful loft storage, an allocated parking space, and well-kept communal gardens. With a reasonable service charge and excellent local amenities on the doorstep, this fantastic property represents an ideal first-time purchase, investment opportunity or downsizing option.

Early viewing is highly recommended.

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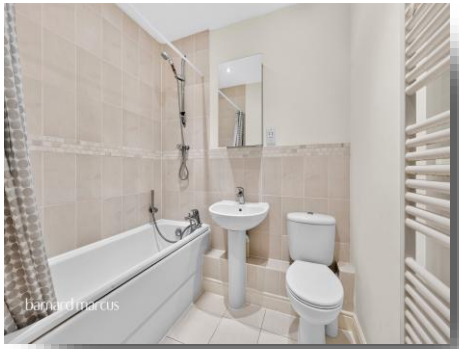
Mott House, Eastman Way, Epsom

- Sought-after Livingstone Park Development
- Top Floor Flat with Loft Access
- One Double Bedroom
- Sash Windows & Gas Central Heating
- Modern Kitchen & Bathroom
- Allocated Parking Bay & Visitor Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1100.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 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.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110627

The Property Ombudsman

Property Ref:
EPS110627 - 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.

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01372 740911

Epsom@barnardmarcus.co.uk

2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB

barnardmarcus.co.uk

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