





Lynton Court, Park Hill Road, Epsom KT17 1LF

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welcome to

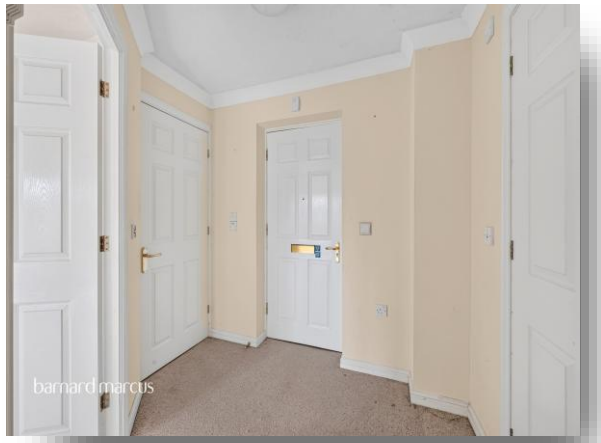
Lynton Court, Park Hill Road, Epsom

NO ONWARD CHAIN! A spacious second-floor one-bedroom retirement apartment for the over 60s, ideally located within walking distance of both Epsom Town Centre and Ewell Village, offering excellent access to shops, parks, local amenities and transport links.



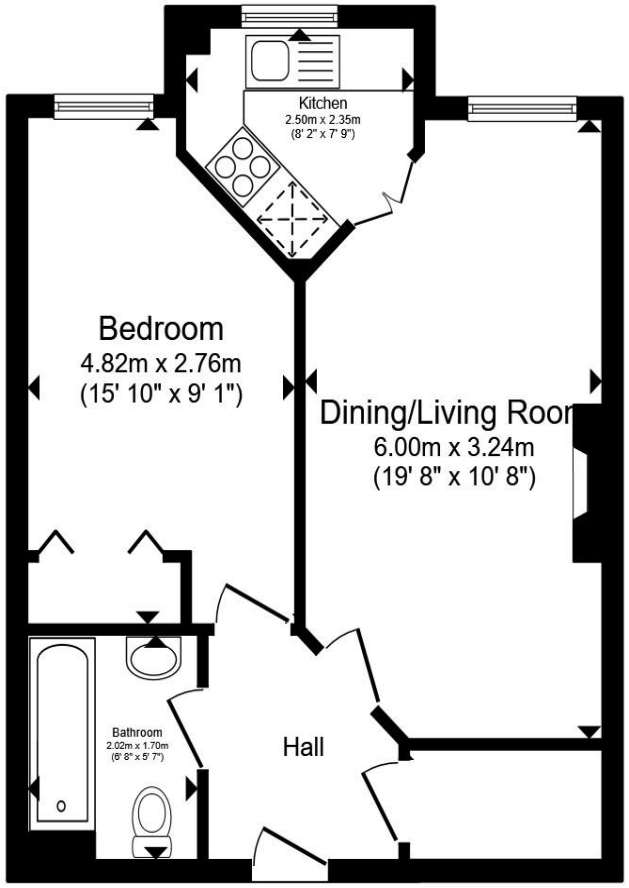












Second Floor

Total floor area 43.9 m² (473 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 offer to the market this one-bedroom retirement apartment, exclusively for the over 60s, offered with no onward chain and ideally situated within easy reach of both Epsom Town Centre and Ewell Village.

Located on the second floor, this bright and spacious apartment offers a generous 19'8" living/dining room, separate fitted kitchen, a well-proportioned double bedroom with fitted storage, and a bathroom. The property is designed to provide comfortable and independent living within a friendly retirement community.

Perfectly positioned, residents can enjoy a variety of nearby amenities including local shops, supermarkets, cafés, beautiful parks and open spaces, while excellent bus routes provide convenient transport links across Epsom, Ewell and the surrounding areas.

This fantastic retirement property would suit those seeking a safe, low-maintenance home in a highly convenient location.

welcome to

Lynton Court, Park Hill Road, Epsom

- NO ONWARD CHAIN
- Second Floor Apartment
- Secure Entry System & Lift Access to All Floors
- One Double Bedroom
- Communal Garden
- Walking Distance to Shops, Parks & Station
- Peaceful Cul-de-sac Setting

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: 385.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110736

The Property Ombudsman

Property Ref:
EPS110736 - 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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