



Garnham House, Pelman Way, Epsom

In Excess of **£350,000**



Garnham House, Pelman Way

Epsom

Modern 2-bed first-floor apartment with open-plan living, Juliet balcony, stylish kitchen, modern bathroom & parking for 2 cars. Close to shops, transport, and green spaces in popular Livingstone Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Popular Livingstone Park
- Modern First Floor Apartment
- Bright Open Plan Living With Juliet Balcony
- Contemporary Kitchen With Breakfast Bar
- Modern Bathroom
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Communal Garden
- Minutes Walk Of Local Shops
- Close To Town Centre & Stations



Located within the ever-popular Livingstone Park development, this stylish first-floor apartment offers modern, well-appointed accommodation in a highly convenient setting.

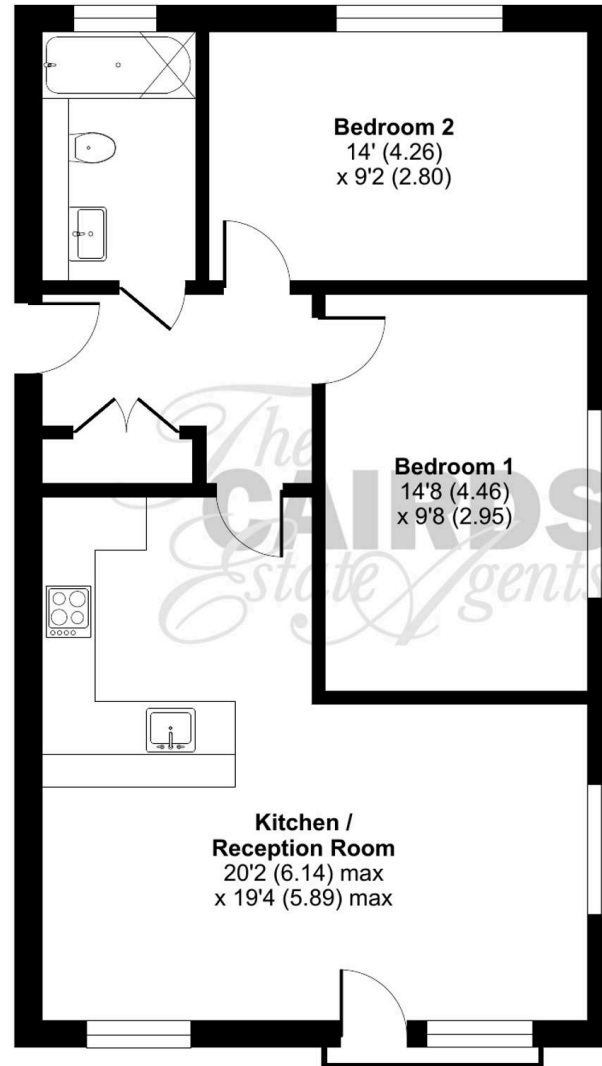
The property comprises two generous double bedrooms, both offering excellent space for furnishings and storage. The bright and spacious open-plan living area is a standout feature, benefitting from a Juliet balcony that fills the room with natural light and creates a welcoming environment for both relaxing and entertaining. The contemporary kitchen is thoughtfully designed, featuring a breakfast bar, integrated appliances, and sleek cabinetry that combine practicality with modern style. The apartment benefits from a stylish, high-quality bathroom, complemented by excellent storage solutions throughout, including loft storage and a generous cupboard housing the gas boiler (installed in 2024) with plumbing for a washing machine, ensuring practical and convenient day-to-day living. Additional features include two allocated parking spaces and an enviable location just a short walk from local shops, with the town centre and mainline railway stations easily accessible.

Ideally positioned close to a range of amenities, excellent transport links, and green open spaces including Horton Country Park, this attractive apartment offers the perfect blend of comfort, convenience, and lifestyle appeal. An ideal purchase for small families, professionals, couples, first-time buyers, or investors seeking a modern home in a well-connected and desirable neighbourhood.

Pelman Way, Epsom, KT19

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



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