

The PERSONAL Agent

Limewood House Aspen Close, Epsom

In Excess of £300,000

Flat

Limewood House Aspen Close, Epsom

- Two genuine double bedrooms
- 724 sq ft of well-balanced accommodation
- Private southerly facing balcony
- Peaceful outlook over a mature copse
- Spacious open plan living/dining room
- Tucked away at the head of Aspen Close
- Short walk to Ewell West Zone 6 station
- Private allocated parking space
- Security entry phone and private loft space
- Desirable Parkview development location

Tucked away at the head of Aspen Close, a peaceful cul-de-sac within the highly desirable Parkview development, this beautifully presented apartment enjoys a wonderfully private position and a delightful southerly facing balcony overlooking a mature hedgerow row rich in birdlife.

Offering 724 sq ft of bright and well-balanced accommodation, the property benefits from two double bedrooms, a spacious open plan living/dining room with kitchen, modern bathroom and useful utility cupboard.

Further features include a private allocated parking bay, security entry phone system and access to a private loft space. With Ewell West railway station (Zone 6) just a short walk away, this really is a commuter's paradise, combining convenience with peaceful surroundings.











Description

There is something particularly appealing about an apartment that combines the convenience of modern living with a genuinely peaceful setting, and this lovely home at Limewood House achieves exactly that.

From the moment you step inside, there is a welcoming sense of space and natural light, with thoughtfully arranged accommodation that works equally well for relaxing, entertaining or simply enjoying everyday life.

One of the real pleasures of living here is the opportunity to step outside onto your own balcony, enjoy the sunshine and listen to the birdsong from the neighbouring trees, creating an almost countryside feel despite being so conveniently located.

Whether you are a first time buyer, professional couple, commuter or someone looking to downsize without compromise, this is an apartment that offers a wonderfully comfortable and practical lifestyle, with a few extra touches that make it stand out from the crowd.



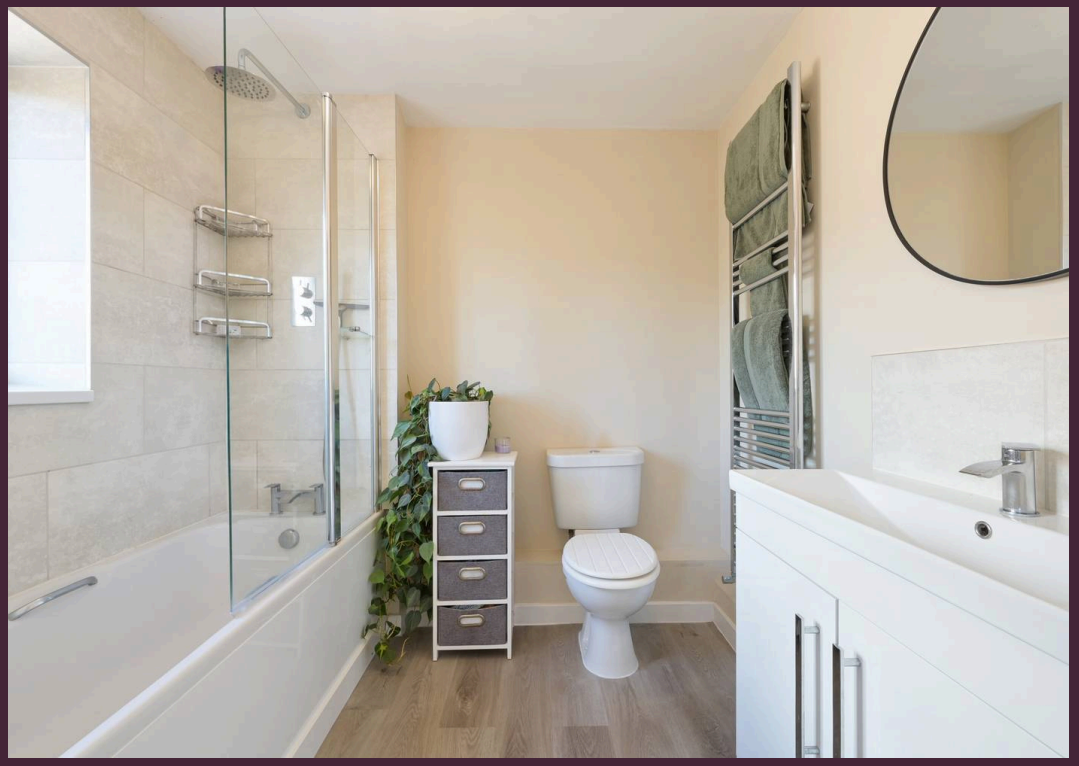
The accommodation has a welcoming feel throughout, with a central entrance hallway providing access to all principal rooms. The impressive open plan living/dining room measures approximately 19ft 8 x 18ft 1 at its widest points, incorporating a practical fitted kitchen and providing plenty of room for both comfortable seating and a dining table. The balcony doors open onto a private, southerly facing balcony, providing the perfect spot to enjoy a morning coffee, relax in the sunshine or take in the peaceful outlook over the neighbouring copse, home to an abundance of birdlife. Both bedrooms are genuine doubles, with the principal bedroom enjoying attractive natural light and generous proportions. A contemporary family bathroom serves the accommodation, whilst a separate utility cupboard provides additional practicality. Further noteworthy features include a private allocated parking bay, security entry phone system and the particularly useful benefit of access to and full use of a private loft space, providing valuable additional storage that is rarely found within an apartment of this nature, there is also a fresh air circulation and ventilation system throughout the home. Limewood House occupies an enviable position within the established Parkview development, with Aspen Close itself forming a quiet cul-de-sac away from passing traffic. The surrounding green spaces and nearby Horton Country Park provide wonderful opportunities for walking, cycling and enjoying the outdoors. With Ewell West station so conveniently located, alongside easy access to Epsom town centre, this is a home perfectly suited to professionals, first time buyers, commuters and downsizers seeking a relaxed lifestyle without compromising on connectivity. Viewing is strongly recommended to fully appreciate the setting, privacy and lifestyle this lovely apartment offers. Sole agent.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





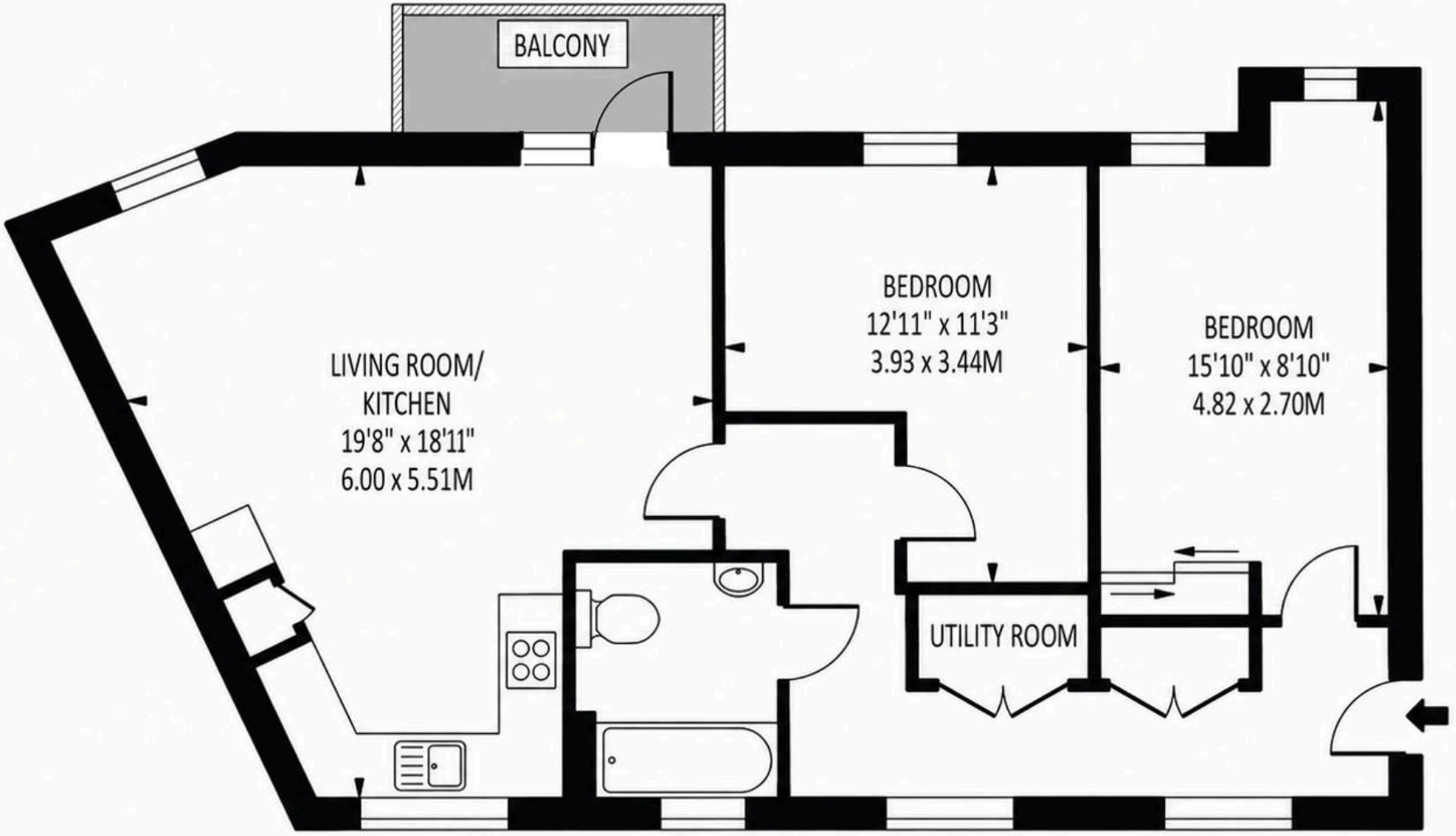




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Limewood House

Total Area: 724 SQ FT • 67.28 SQ M



FIRST FLOOR

Disclaimer: 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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