



11 Mott House Eastman Way

, Epsom, KT19 8DB

Offers Over £270,000



Thomas & May is delighted to offer this larger than average purpose built one bedroom apartment located within the sought after Livingstone Park development close to local shops, Horton Country Park, David Lloyd Health club and within one mile of Epsom town centre and railway station which offers excellent rail links to London. Accommodation comprises open plan kitchen/sitting/dining room with Juliet balcony, double bedroom with built-in wardrobes and a modern family bathroom. The apartment also benefits from a loft, one allocated parking space, communal gardens and a low service charge.



Communal Entrance

Communal front door with entry phone system, lift and stairs leading to all floors.

Entrance

Private front door leading to entrance hall which has entry phone, radiator, power points, smoke alarm, wood effect flooring, storage cupboard housing Worcester gas boiler and fuse board, doors to:

Sitting/Dining Room/Kitchen 17'5 x 13'1 (5.31m x 3.99m)

Sitting/Dining Area:

Rear aspect double glazed French door with Juliet balcony and double glazed sash windows either side, radiator, power points, telephone point, radiator, continuation of wood effect flooring.

Kitchen Area: 9'9" x 7'7" (2.97m x 2.31m)

Range of wall and base units, roll edge worktop with one and a half bowl inset sink with drainer and mixer tap, integrated gas hob with extractor fan over, integrated oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls, tiled floor, under unit lights, power points, tile effect flooring.

Bedroom 13'4" x 11'0 (4.06m x 3.35m)

Rear aspect double glazed sash window, built-in wardrobes, radiator, power points, TV aerial point, continuation of wood effect flooring.

Bathroom

A three piece suite comprising low level wc, pedestal basin with chrome mixer tap, panel enclosed bath with chrome mixer tap and shower over, extractor fan, heated towel radiator, shaver point, part tiled walls, tiled floor.

Outside

One Allocated Parking Space

Vistor Parking

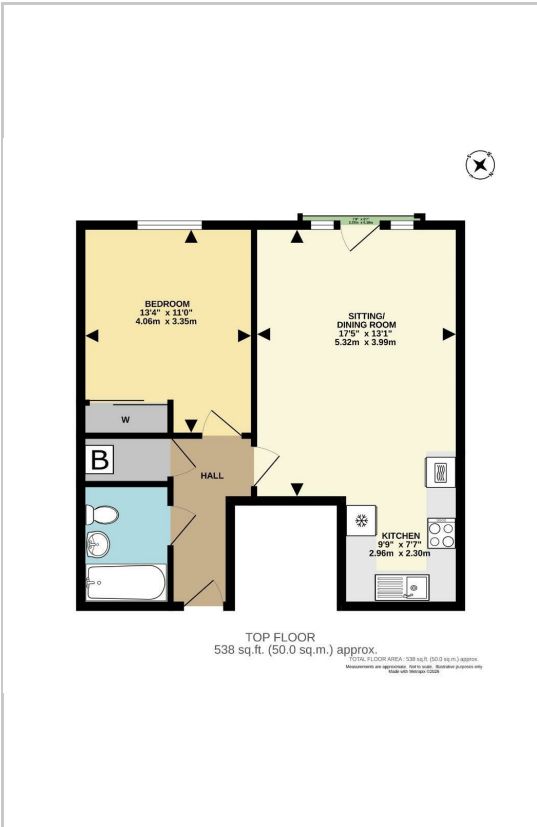
Communal gardens

Council Tax Band C

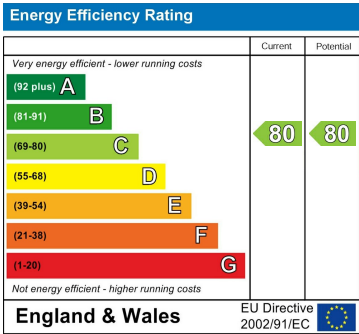
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.