



Cavendish Walk, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Leasehold

- No onward chain
- Stunning first floor apartment
- 1112 Sq Ft of space
- Private front door & entrance
- Two spacious double bedrooms
- Ensuite and family bathroom
- Kitchen/breakfast room
- Large living room with bay window
- Separate dining area
- Allocated parking space

Coming to market with no onward chain and located towards the end of a cul de sac in the heart of the highly desirable Livingstone Park, less than a mile from Epsom railway station and town centre, this attractive and deceptively spacious first floor apartment offers flexible and bright accommodation of over 1100 Sq Ft with the added and rare benefit of its own front door with private entrance.

The property sits at the end of a sought after no through road that sides on to the surrounding parkland of the development and provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

Benefitting from a design that embraces modern living but also has amazing defined entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile apartment than the one we offer here. Couple this with being just a stone's throw from the bus stop and a short walk from the local Tesco express convenience store and this impressive house really caters for all needs.



Such is the rarity of an apartment of this size with a private entrance & communal fenced rear garden, we are advising all interested applicants to lodge their immediate interest as the allocation of well proportioned accommodation is unrivalled in our view.

The spacious entrance hallway benefits from a huge amount of natural light, there is a generous kitchen/breakfast room with integrated appliances, large living room with bay window that flows to a separate dining area, large master bedroom with built in wardrobes and en suite with underfloor heating, spacious guest bedroom and a white bathroom suite.

Further noteworthy points to include are high ceilings, large double glazed sash windows, two further storage cupboards, allocated parking and the added benefit of a long lease.

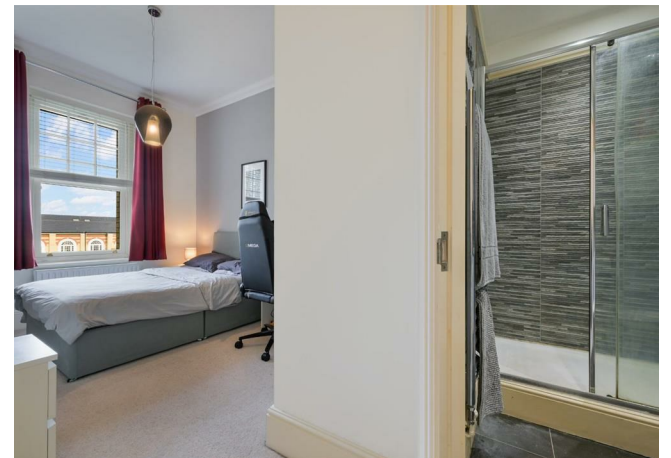
Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school and on the doorstep of Horton Golf Club and Horton Country park which provide enjoying walks/bike rides in a tranquil

setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Leasehold  
Length of lease (years remaining) - 977  
Annual ground rent amount (£) - £200.00  
Annual service charge amount (£) - £1200.00  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

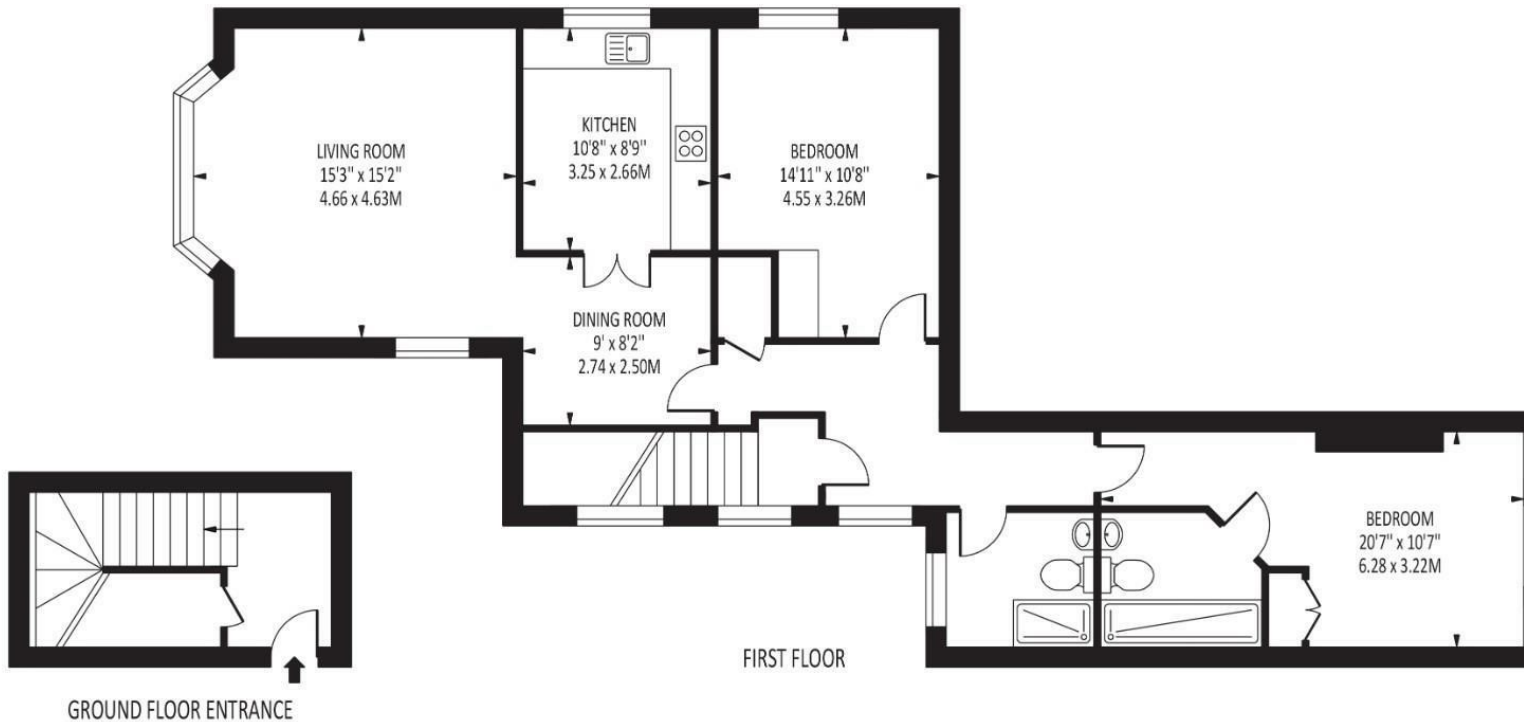




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## Balfour House

Total Area: 1112 SQ FT • 103.28 SQ M



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 of 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

