



Wellesley House, Horton Crescent, Epsom

In Excess of £400,000



Wellesley House, Horton Crescent

Epsom

****CHAIN FREE**** Spacious two-bed, first-floor apartment in Livingstone Park. Modern kitchen, en-suite, communal gardens, parking. Close to shops, schools, station, and leisure facilities. No onward chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- No Onward Chain
- Spacious First Floor Apartment
- Popular Livingstone Park
- Bright & Spacious Reception
- Modern Kitchen
- Large Principal Bedroom With En-Suite Shower Room
- Short Walk To Local Shops/Amenities
- Easy Reach Of Town Centre & Station
- Five Minute Walk to David Lloyd
- Excellent Schools within Easy Reach



This spacious and well-presented two-bedroom first floor apartment is situated within the highly sought-after Livingstone Park development.

Offered to the market with no onward chain, the property boasts a bright and airy reception room, perfect for both relaxing and entertaining. The modern kitchen is well equipped with contemporary fittings and ample storage, providing a functional and stylish space for cooking.

The large principal bedroom features a generous en-suite shower room, while the second bedroom is ideal for guests, children, or a home office. The family bathroom is finished to a high standard, complementing the overall modern feel of the apartment. Residents will appreciate the convenience of being within a short walk of local shops and amenities, with the town centre and railway station also easily accessible. The property is just a five-minute walk from David Lloyd health club, and excellent schools are located within easy reach, making this an ideal home for professionals, couples, or young families.

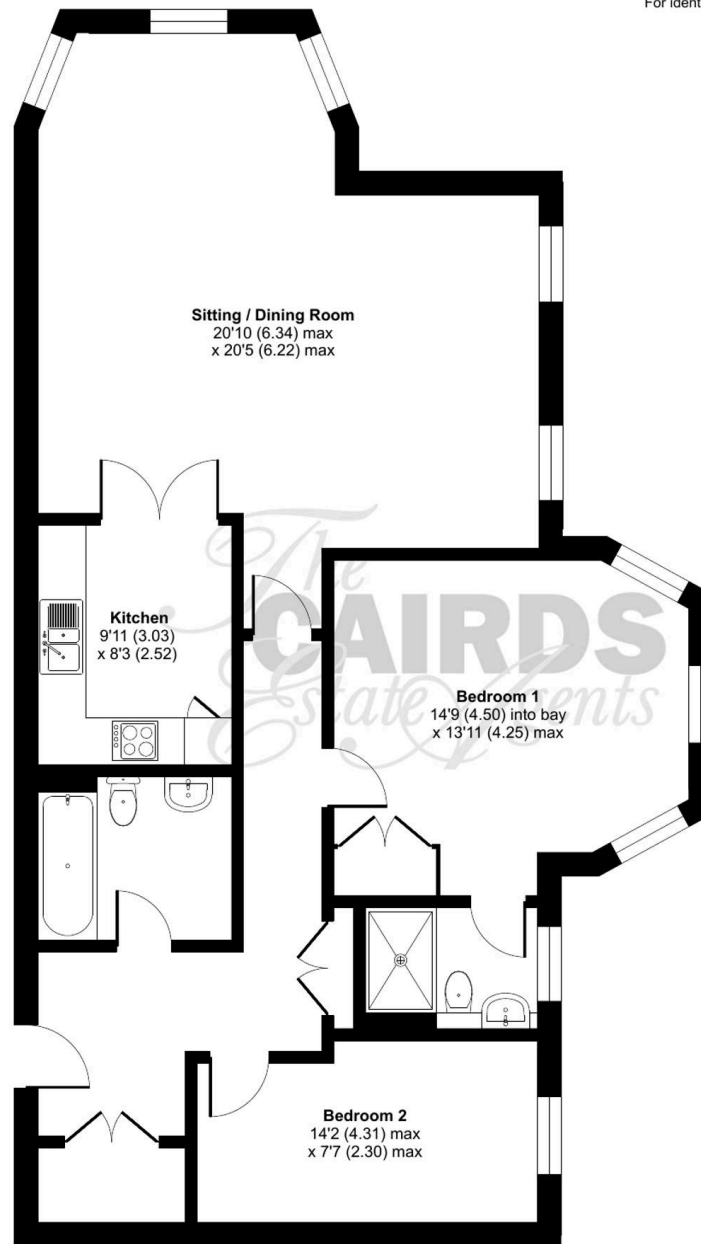
Outside, the property benefits from use of a well-maintained communal garden, offering a pleasant and peaceful setting for relaxation or socialising with neighbours. The communal grounds are thoughtfully landscaped, providing attractive green spaces throughout the development. For added convenience, the apartment comes with allocated parking for one car (visitor parking is also available within the development).

The location combines the tranquillity of Livingstone Park with easy access to Epsom's vibrant town centre, mainline railway station, and a variety of leisure facilities. This property is perfectly positioned for those seeking a blend of modern living, convenience, and community atmosphere. Early viewing is highly recommended to fully appreciate all that this superb apartment has to offer.

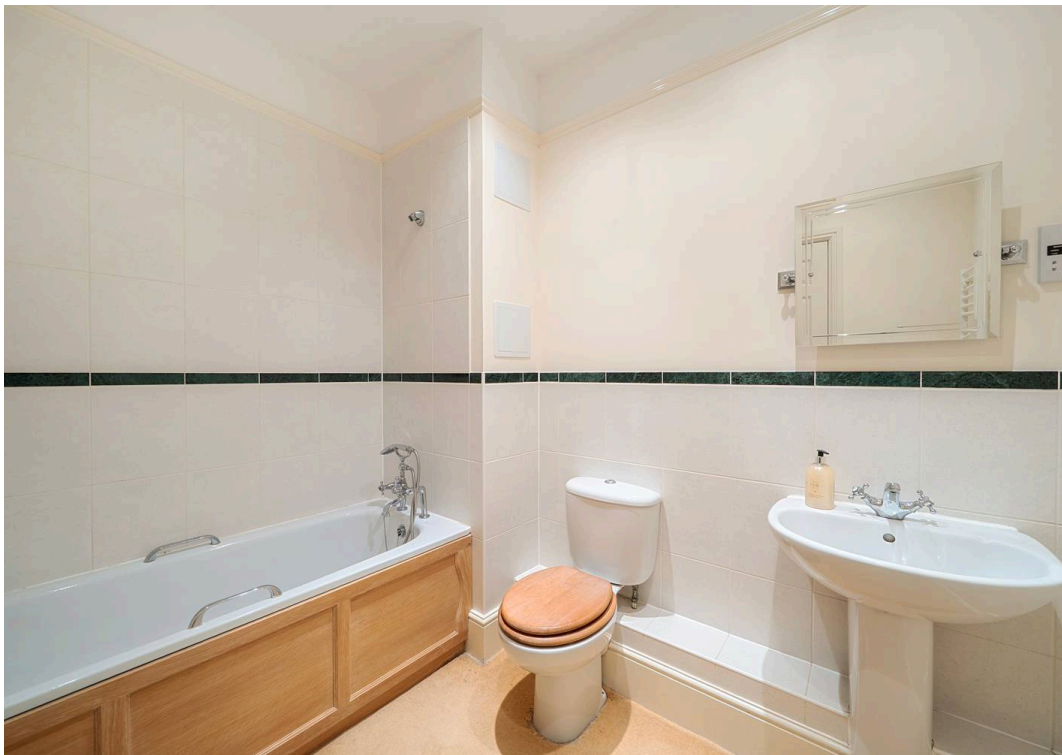
Wellesley House, Horton Crescent, Epsom, KT19

Approximate Area = 1030 sq ft / 95.6 sq

For identification only - Not to scale



FIRST FLOOR





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