



Flat 3, Sandown Court Eastman Way, Epsom, KT19 8FB
Price £270,000



Also available to purchase with 50% Shared Ownership.

An immaculate, modern, first floor apartment located in a quiet leafy development, within easy reach of Epsom Town, the mainline station, accessible road links and some of the areas beautiful parks, commons and woodlands.

Light and airy accommodation includes a great size hallway with two storage cupboards, a comfortable double bedroom with fitted wardrobe, a contemporary bathroom with lots of natural light and an open plan kitchen/reception room. The kitchen has all the mod cons expected for busy day to day lives and the reception room is of such a size that it can accommodate a large L shaped sofa, as well as a dining table, whilst enjoying splendid views of the established communal green areas from the Juliette balcony.

Further most noteworthy details include an allocated off street parking space, additional residents parking, well maintained and enclosed bin store and secure entry phone system.

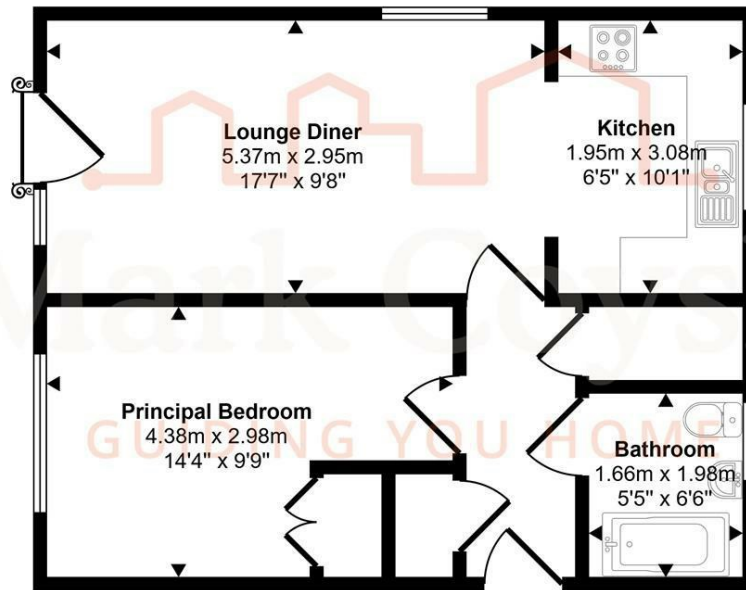
Livingstone Park also enjoys being in close proximity to a David Lloyd Gym, Long Grove Park, Horton Country Park and a local parade of shops. West Ewell and Chessington Stations are within comfortable reach, as is Junction 9 of the M25, linking to multiple A roads giving access in and out of the city and to both Heathrow and Gatwick Airports.

A perfect step on the property ladder, bolt hole or healthy addition to a buy to let property portfolio.





Approx Gross Internal Area
46 sq m / 493 sq ft



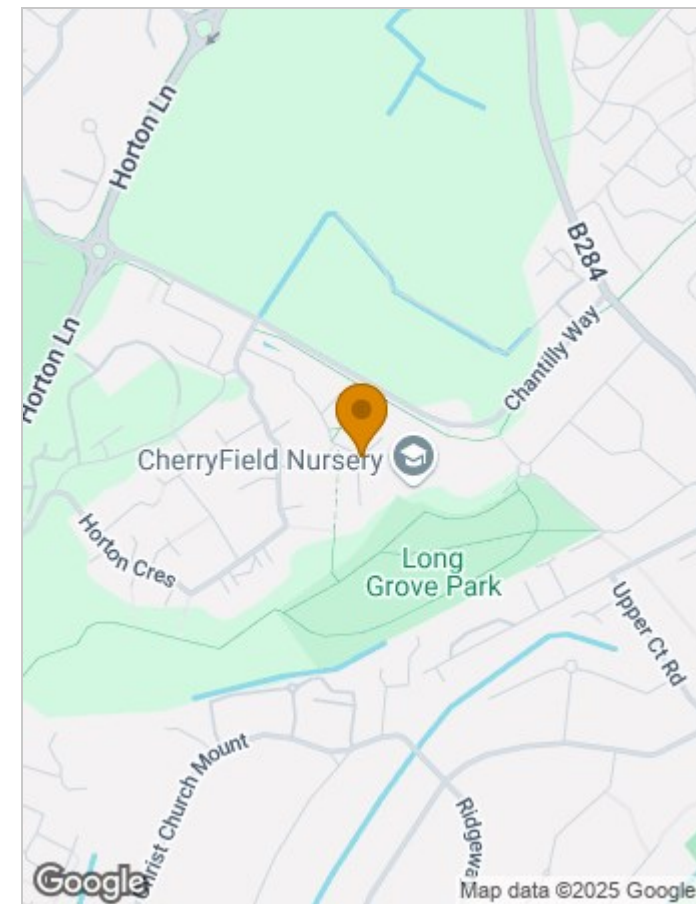
First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	