



**Silk Croft, Horton Crescent, Epsom**

Guide Price **£425,000**



## Silk Croft, Horton Crescent

Epsom

Impressive second floor apartment in Livingstone Park Development. 2 beds, 2 baths, modern kitchen, spacious reception room, private balcony, communal gardens, parking, long lease, no onward chain. Close to park, town centre, station. Ideal for discerning buyer. Contact us to view.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

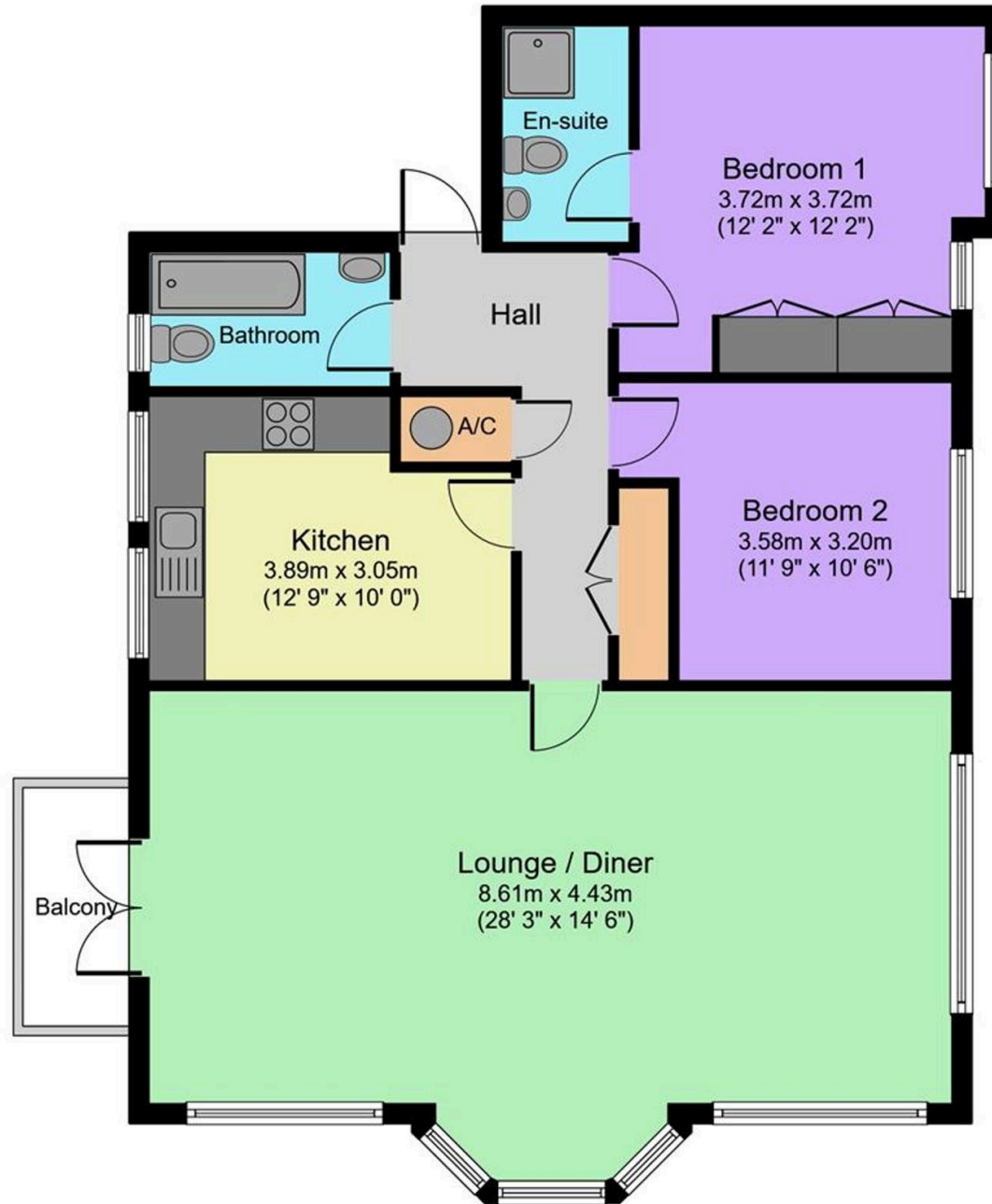
- Spacious Second Floor Apartment
- Located on the highly regarded Livingstone Park Development
- Large Reception Room With Feature Bay
- Modern Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Allocated Parking
- Communal Gardens
- Walking Distance of Town Centre, Station & Amenities
- Stones Throw of Long Grove Park

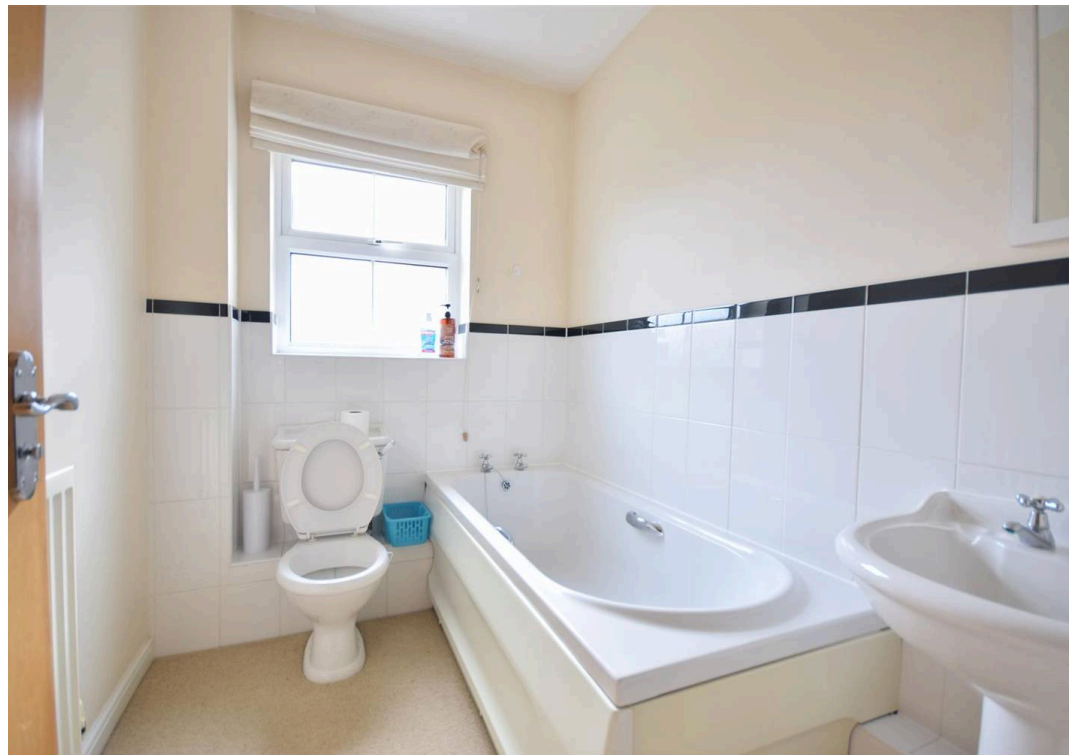


Cairds of Epsom are pleased to welcome to the market this impressive, second floor apartment set in the highly regarded Livingstone Park Development. The property boasts a welcoming entrance hall with ample storage, two double bedrooms, two bathrooms (one en-suite), a modern kitchen and an incredibly spacious reception room with large feature bay and dual aspect views, private balcony overlooking the wonderful communal gardens, integrated alarm system and allocated parking, this is a must see property. Additional benefits include gas central heating, long lease, allocated parking and the property is being offered with NO ONWARD CHAIN.

Being a stones throw from Long Grove park and within walking distance of Epsom town centre, station and local amenities this property offers a perfect opportunity for the discerning buyer.

Total floor area 88.7 sq.m. (954.6 sq.ft.) approx







## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

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