



Sandy Mead, Epsom



Guide Price £375,000

- Gated private position
- Ground floor apartment
- Two double bedrooms
- Stunning reception room
- Integrated kitchen
- Ample fitted storage
- High ceilings & sash windows
- Allocated parking space
- Private courtyard garden
- Highly sought after estate



Located within a convenient and central position within this gated and exclusive converted Victorian building, set in the heart of the highly sought after Clarendon Park and enjoying direct access to a private courtyard with use of the private and secluded gardens that surround it.

Accessed via double gates with a security entry system there is an allocated parking bay and a communal hallway leading to this well positioned home.

The living room is a real feature of this property, with high ceilings and large double glazed French doors that open directly to the private courtyard which has space for a small table and chairs, a wonderful outlook and a gate to the communal grounds.

Just a stone's throw from the bus stop and a short walk from the

open spaces of Horton Country Park and the David Lloyd leisure centre, due to the high level of interest that we expect in this property we are recommending immediate inspection

Such is the rarity of these ground floor apartments, we are advising all interested applicants to lodge their immediate interest and the allocation of well proportioned accommodation is unrivalled in our view.

The spacious entrance hallway benefits from built-in storage, there is a 19ft living room with doors to a private courtyard, integrated kitchen, main double bedroom with built-in wardrobes, further double bedroom with walk-in closet and a white bathroom suite. Further noteworthy features to mention include high ceilings, large double glazed sash windows and the added benefit of our vendor being potentially suited.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Leasehold







Hunter Court, Clarendon Park, Epsom

Total Area: 64.9 m² ... 698 ft² (excluding private terrace, 1 x allocated parking space)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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