

Eastman Way
Epsom, KT19 8DG

The local agent
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## 7 The Limes Eastman Way, Epsom, KT19 8DG <br> Asking price $£ 365,000$

An impressive 970sq ft Top floor lift serviced apartment in this sought after location with countryside feel yet close to local shops, Horton Country Park, David Lloyd Leisure Centre and 1.1 miles from Epsom train station

Accommodation consists of two double bedrooms, with built in wardrobes, bathroom and en-suite shower room, two connecting receptions and a fitted kitchen. This luxury apartment also benefits from double glazing, gas central heating, several built in storage cupboards, wooden shutters, an outside bike store, communal gardens and an allocated parking space.

## Property Features

Stunning Top Floor Apartment
Approximately 970 sq ft
Two Double Bedrooms With Wardrobes Two Bathrooms
Two Connecting Receptions
Fitted Kitchen
Lift Serviced
Allocated Parking Space
Wooden Shutters
Close To Local Shops
1.1 Mile Walk To Epsom Train Station

## Council Tax Band: D <br> Tenure: Leasehold <br> EPC Rating:B <br> Total approximate floor area: 970.00 sq ft



## Location

Situated on one of the sought after old hospital sites that have been developed in recent years. Located around 1.1 miles from Epsom Station with regular buses into Epsom town centre, the area is popular with commuters and those wanting to be away from the hustle and bustle of Epsom Town Centre. The High Street offers a comprehensive range of shops, restaurants, bars and amenities. Just a short walk from the property you can find a Tesco Express, bakers, pharmacy, fish and chip shop and a David Lloyd Health Club. There is a lot of open green space and pathways for walking running and cycling, with Hobbledown and Horton Country Park Golf club nearby.



Total Area: $90.1 \mathrm{~m}^{2}$... $970 \mathrm{ft}^{2}$
Disclaimer: This plan is for layout guidance only and NOT TO SCALE Whindows and door openings are approximate please check all dimisensions care is taken in the the preparation of this plan, making any decisions reliant on them.

## Viewing Information

Please contact our The Local Agent Office on 02080045252
If you wish to arrange a viewing appointment for this property or require further information.


3 Ruxley Lane, Epsom, Surrey, KT19 OJB

