



Chaucer Court, Richmond Crescent, Epsom, KT19 8JA
Asking price £425,000

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- Sought after Noble Park development
 - Spacious open plan living
- Master bedroom with en-suite facilities
 - Separate family size bathroom
 - Allocated parking bay
- Less than 1 mile to Epsom train station
 - Fully integrated kitchen
 - Second double bedroom
 - Secure entry phone system
 - Beautiful landscaped gardens

Surrounded by mature parkland and located within the sought after Noble Park, this stunning two double bedroom apartment warrants immediate inspection to appreciate its position and stunning presentation.

This bright and spacious apartment has a contemporary theme throughout with generous living space. The open plan dual aspect living room leads to a bespoke integrated kitchen with ample storage and food preparation space. Off the entrance hall are two double bedrooms with the master boasting en-suite facilities as well as having a separate family size bathroom.

Local Area

Perfectly situated just moments from Horton Country Park and close proximity of David Lloyd health club,





whilst Epsom town centre with its leisure and retail facilities as well as mainline station providing direct access to London is only a short distance away. Being close to Epsom Downs with its open spaces, bridle paths and excellent walking opportunities this property really offers something for everyone.

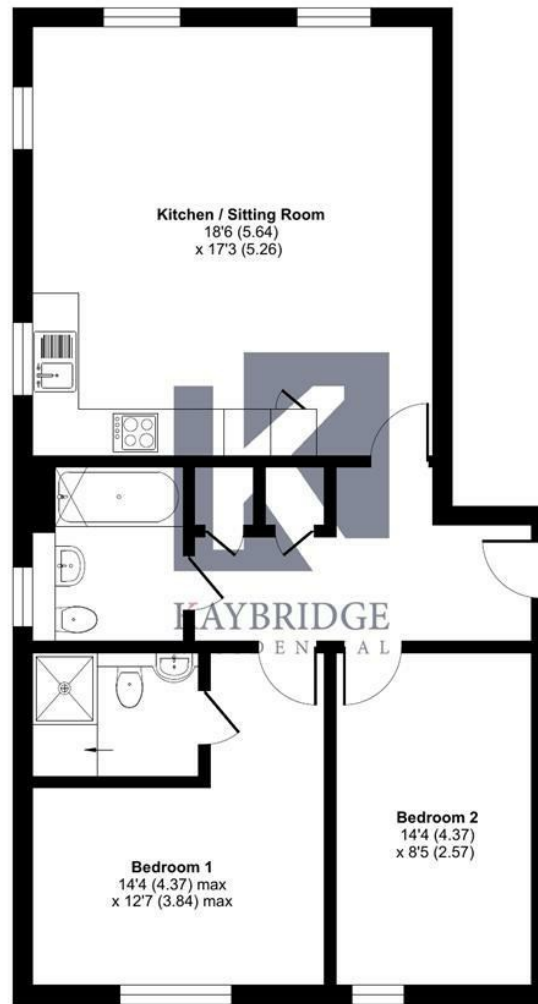
The property is set within this attractive building near the entrance of the highly regarded Noble Park and is well presented in a small block of just eight self contained apartments. Built to a very high standard with a communal carpeted entrance, mobile phone entry system, bike store.



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Approximate Area = 797 sq ft / 74 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Kaybridge Residential Ltd. REF: 819439

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



KAYBRIDGE
RESIDENTIAL

23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE

T: 0208 004 0474

E: info@kbridge.co.uk

www.kbridge.co.uk

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