



6 Lynton Court Park Hill Road, Epsom, KT17 1LF



Guide price £180,000

WH WATSON HOMES  
Estate Agents

# 6 Lynton Court Park Hill Road Epsom, KT17 1LF

**VENDOR OPEN TO OFFERS - OVER 60's ONLY** - Set within the desired Lynton Court development, this generously proportioned one-bedroom ground floor flat offers comfortable and convenient retirement living over 385 sq ft and is offered to the market with **NO ONWARD CHAIN**.

The flat comprises a spacious reception room with direct access to a private patio area, a good sized kitchen, a modern bathroom, a double bedroom featuring built-in wardrobes and an emergency call system throughout. Storage is provided by a cupboard off the entrance hall.

Lynton Court is ideally positioned within close proximity of Epsom town centre. The development is surrounded by beautifully maintained communal gardens. Residents further benefit from a range of excellent on-site facilities including a communal lounge, laundry room, a secure fob entry system, the services of an on-site lodge manager and residents' parking.

## DISCLAIMER

Please note that the seller of this property is associated with a member of staff at Watson Homes. This disclosure is made in accordance with legal requirements to ensure transparency.



## Accommodation

Security fob entry system and door to,

Communal entrance  
Access to communal lounge area with kitchenette and laundry room

Front door to,





**Entrance hall**  
Fitted carpet, wall mounted emergency call system, storage cupboard



**Lounge/diner**  
UPVC double glazed window and door leading to patio area and well kept communal grounds, fitted carpet, wall mounted heater, electric fireplace, pull cord for emergency call system, double doors leading to,



**Kitchen**  
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above, space for low level fridge and low level freezer, integrated oven/grill, UPVC double glazed window overlooking well kept communal grounds



**Bedroom**  
UPVC double glazed window overlooking well kept communal grounds, wall mounted heater, fitted wardrobes with mirrored doors, pull cord for emergency call system



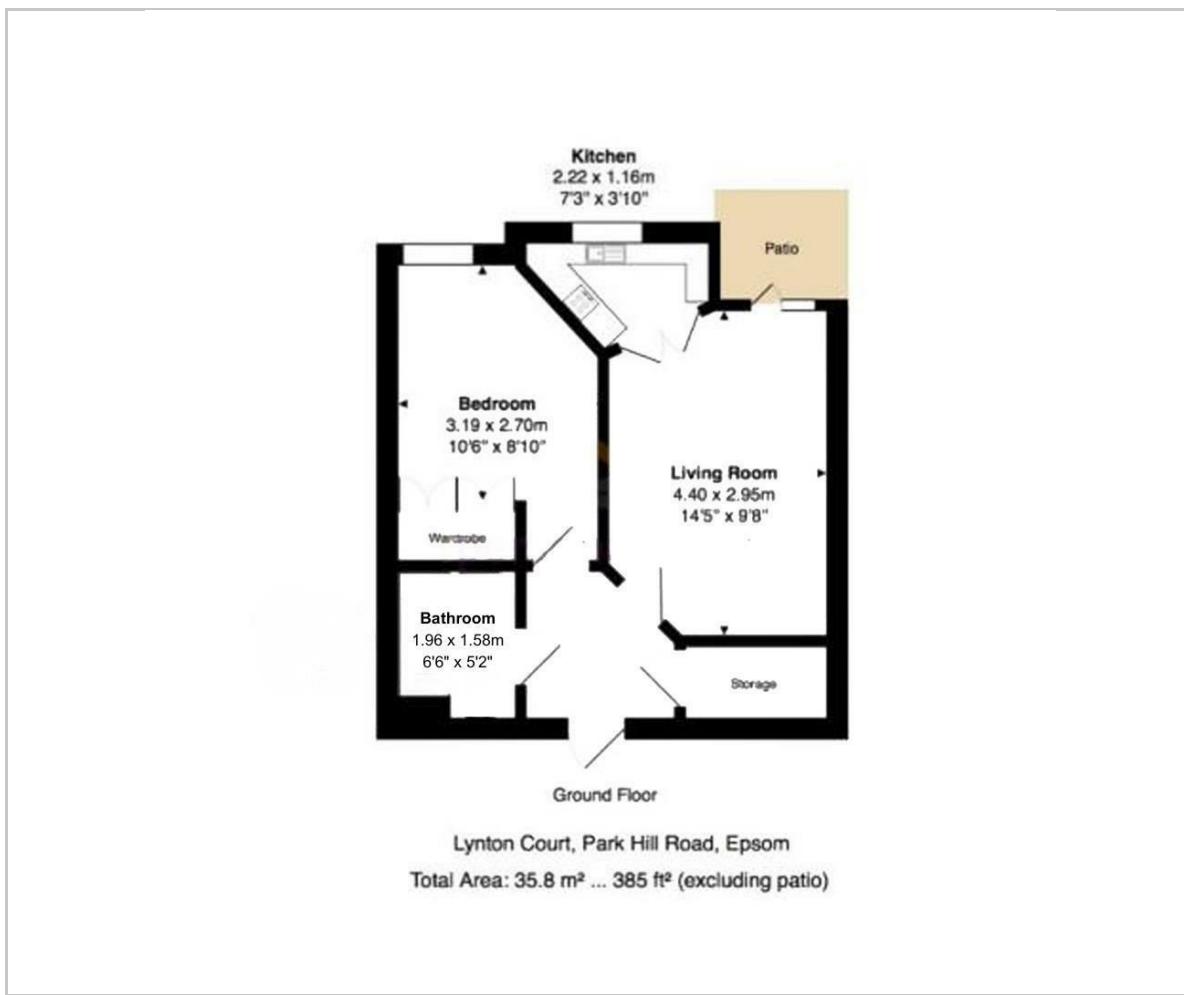
**Bathroom**  
Consisting of walk in shower with hand rail, wash hand basin with chrome mixer tap and storage cupboard below, low level flush WC, heated towel rail, extractor fan, tiled walls, wall mounted mirror



**Outside**  
Well kept communal grounds and access to residents parking.

**BUYER'S INFORMATION**  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan

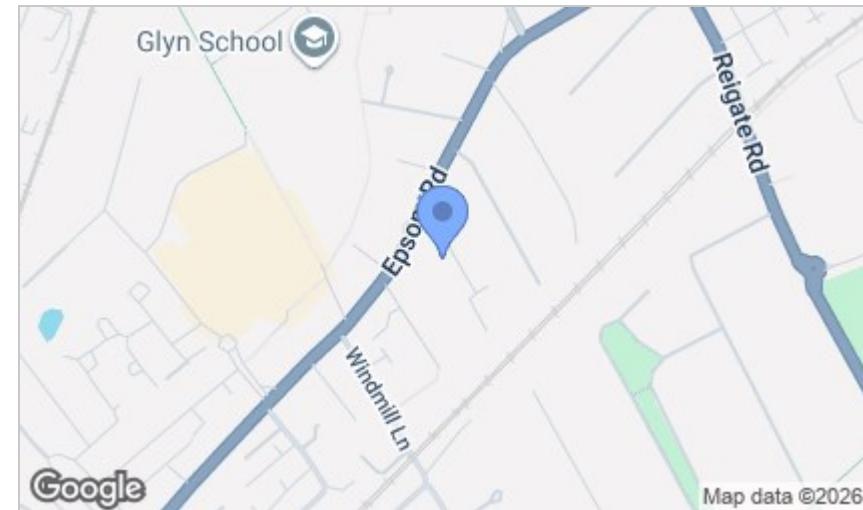


## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

