



Eastman Way

Epsom, KT19 8DG

Guide price £390,000


The local agent
thelocalagent.co.uk



8 The Limes Eastman Way, Epsom, KT19 8DG

Guide price £390,000

Stunning 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 is 845sq ft with two double bedrooms, both with built in wardrobes, bathroom and en-suite shower room, large lounge with Juliet balcony and a fitted kitchen breakfast room. This luxury apartment also benefits from double glazing, gas central heating controlled via NEST system, several built in storage cupboards, an outside bike store, communal gardens and an allocated parking space.

Property Features

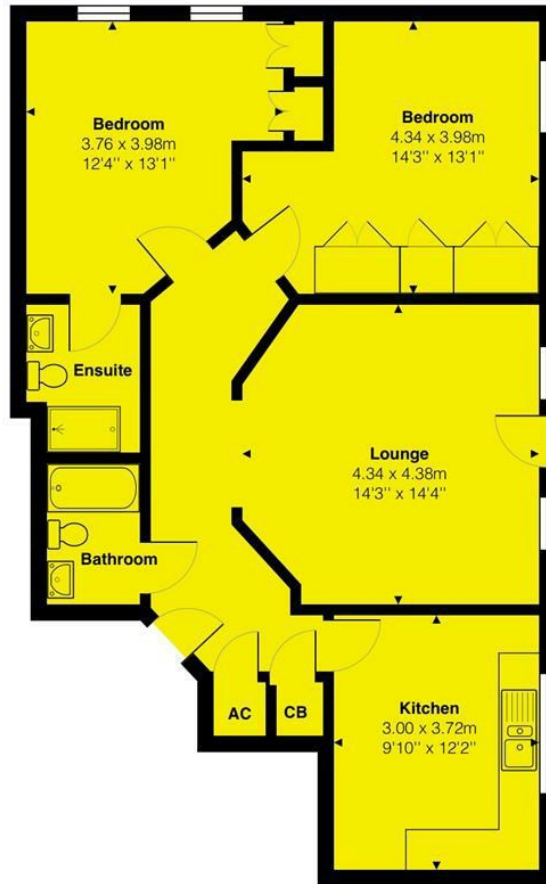
Stunning Top Floor Apartment
Two Double Bedrooms With Wardrobes
Two Bathrooms
Kitchen/Breakfast Room
Large Lounge With Juliet Balcony
Lift Serviced
Allocated Parking Space
Fantastic Storage
Close To Local Shops
1.1 Mile Walk To Epsom Train Station

Council Tax Band: D
Tenure: Leasehold
EPC Rating: C
Total approximate floor area: 845.00 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.





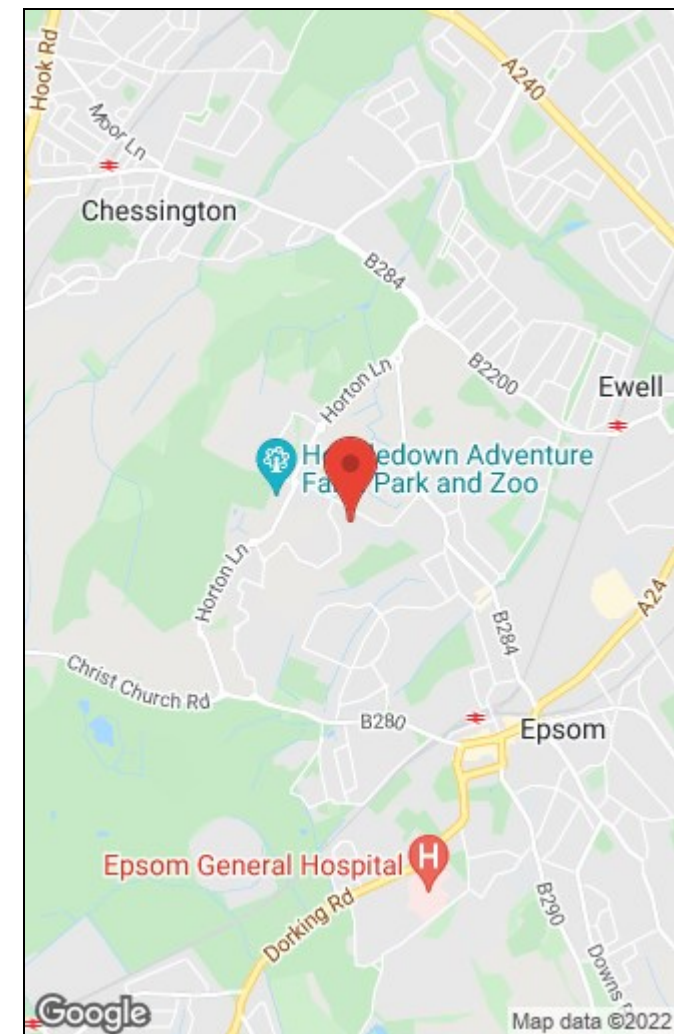
Total Area: 78.5 m² ... 845 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.
All measurements are approximate and for display purposes only

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk