



 CLARENDONS

HORTON CRESCENT
EPSOM - SURREY

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EPSOM  SURREY

- Three Bedroom Ground Floor Apartment
- Master Bedroom With En Suite Shower
 - Second Double Bedroom
 - Large Living Room
 - Modern Fitted Kitchen
- Family Bathroom
- High Standard Throughout
- Private Patio Leading to Communal Grounds
- Allocated Parking
- Draft Details Awaiting Vendor Approval



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ASKING PRICE: £485,000

Offered to the market is this spacious three bedroom ground floor apartment located in the highly sought after Livingston Park development. The apartment consists of a large living room with doors out to the patio area leading to the communal grounds and overlooking parkland, modern fitted kitchen, two double bedrooms with built in wardrobes and an en suite shower to the master, single bedroom with built in wardrobe and family bathroom. Finished to a high standard throughout, added bonuses include allocated parking, double glazing, gas central heating and a storage shed.

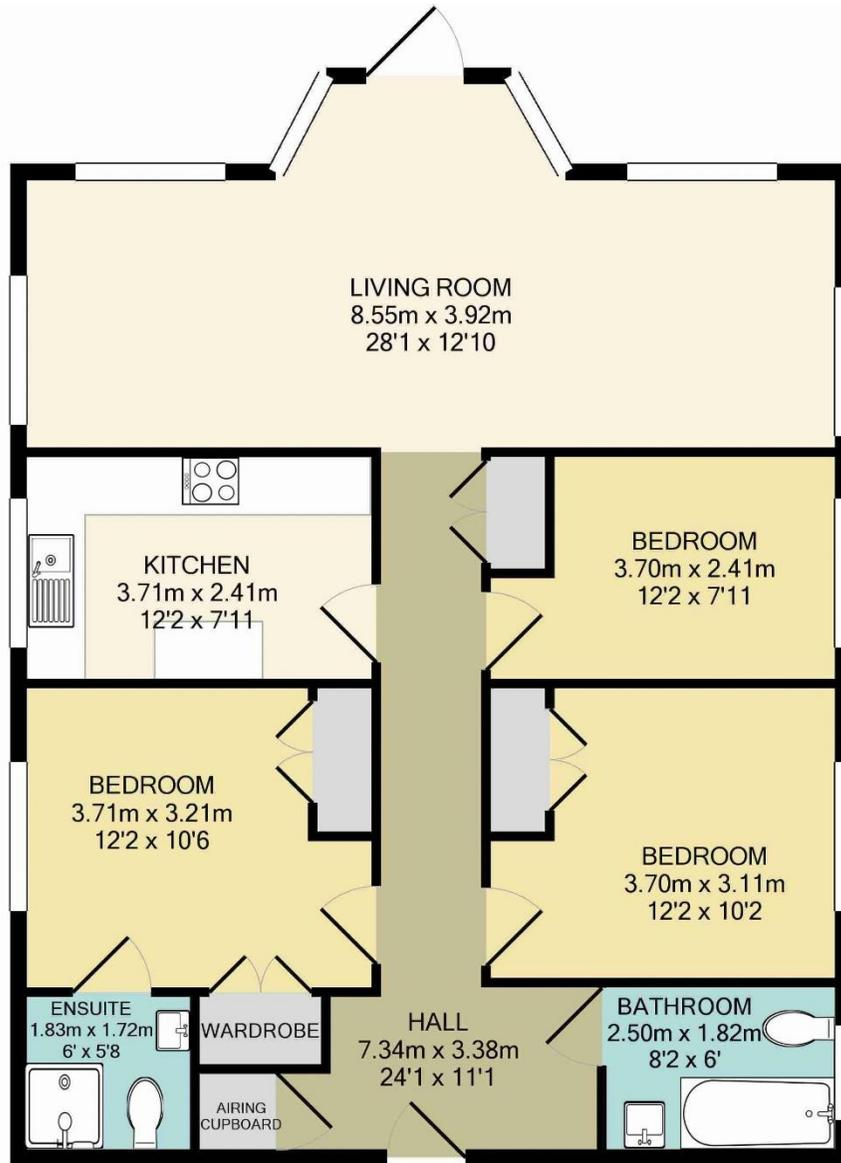
The Livingston Estate provides easy access to Epsom town centre with an array of shops and restaurants as well as Epsom station with mainline access to London Waterloo & Victoria in roughly half an hour. Junction 9 of the M25 is also just a short drive away making the location of this property ideal for commuters.

Offered with no onward chain!

Lease: 112 years remaining

Ground rent £200.00 per year

Service charge £1,300 per year



Total Approx. Floor Area 90.2 Sq.M. (971 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		76	(69-80) C
(55-68) D		78	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TENURE: Leasehold



COUNCIL TAX:

Band D

These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed

Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor





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