



Park Hill Road, Epsom



Guide price

£150,000

Leasehold

First floor apartment

Approximately 470 Sq Ft

One double bedroom

16ft living/dining room

Spacious & bright with pleasant outlook

No ongoing chain

Development manager

24 hr emergency call system

Landscaped communal gardens and car parking

Available for the over 60's

Tucked away in a small development on the periphery of Epsom town centre but also walking distance to Ewell Village, this rarely available, generous one double bedroom apartment is surrounded by well maintained communal grounds and offered to the market with no ongoing chain.

This well positioned first floor apartment enjoys a great position with pleasant elevated views of the development and its surrounds. Measuring approximately 470 Sq Ft with plenty of natural light flowing through the rooms the property has a great feel, the property also benefits from fitted wardrobes and ample storage space.

Benefitting from a warden manager and a 24 hr emergency call system, this over 60's development is also walking distance of Sainsburys Kiln Lane & Shops and coffee shops in Ewell Village.

Viewing is strongly advised by vendors. Sole agent.



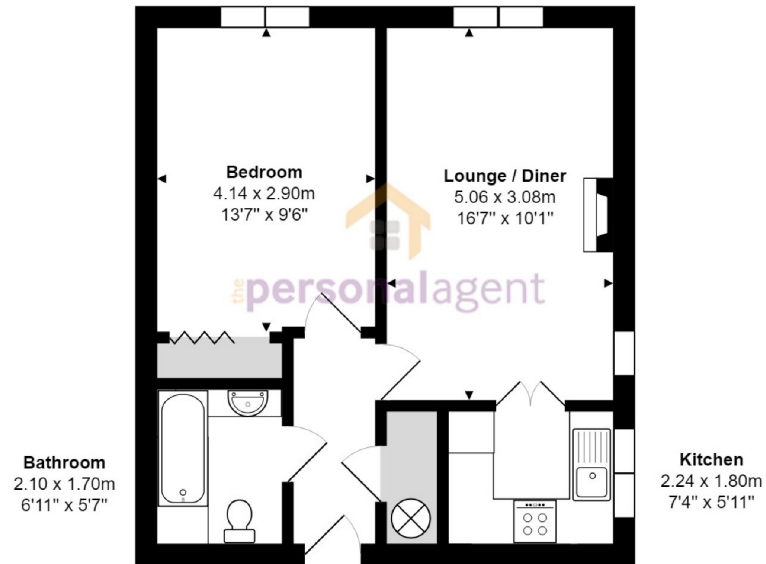
Lynton Court was constructed by McCarthy & Stone in 2004 with 30 apartments on 3 floors served by a lift. Each room has a 24-hour emergency call system monitored by either the Development Manager or Careline. Residents share a ground floor lounge and laundry. There is a guest suite to rent. Regular social activities are arranged by residents. Pets are permitted subject to landlord consent. Fibre broadband and communal Sky dish available for Subscription. GP's and Dentist services within a mile. This first-floor apartment comprises an entrance hall, lounge with bespoke fitted cabinet, kitchen, double bedroom with further hand-built furniture, double wardrobe and a bathroom. Single residents must be over the age of 60 years, or if a couple, one must be over the age of 60 and the other over 55.

Epsom Town and Ewell Village offer a variety of shops, cafés, restaurants and pubs. The Ashley Centre shopping mall includes Waitrose and M&S. Sainsburys is within walking distance. Epsom Playhouse has entertainment including films and concerts. There is a good bus and train service. Local Leisure and Sports facilities are available nearby.

Epsom is a popular commuter town, south west of London and close to Epsom Downs, home of The Derby. The RAC Country Club is a 10-minute drive away. The M25 (J.9) and A3 are both close by giving access to London, Kingston, Heathrow and Gatwick airports.



First Floor Flat



Lynton Court, Park Hill Road, Epsom

Total Area: 43.6 m² ... 470 ft²

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