

**HARDWICK CLOSE, EPSOM, SURREY, KT19**  
**£300,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT  
BENEFITTING FROM A 900 PLUS LEASE, RESIDENT'S  
PARKING AND A LARGE PRIVATE BALCONY**

**Winkworth**

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## AT A GLANCE

- Built in Circa 2019
- Contemporary Block of Apartments
- One Double Bedroom
- First Floor
- Spacious Living/Dining Room
- Open Plan Kitchen
- Luxury Bathroom
- Large Private Balcony
- Long Lease of 900+ years
- Resident's Parking

## DESCRIPTION

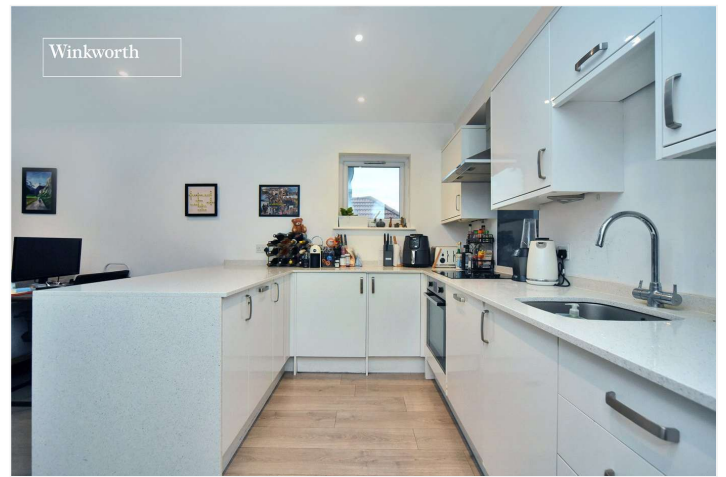
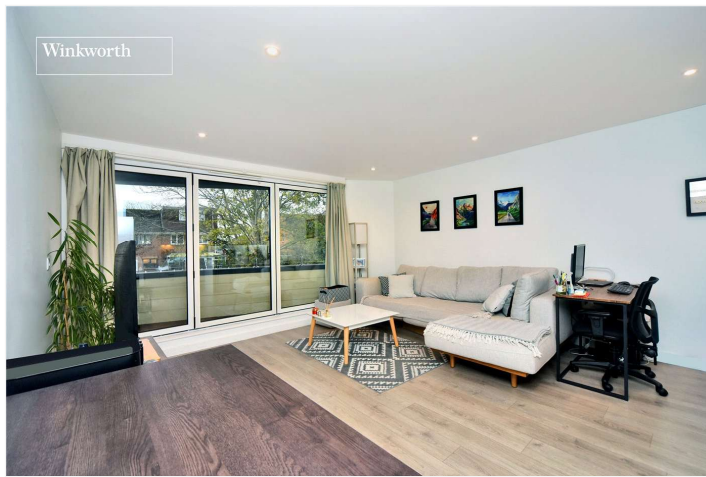
Guide Price £300,000-£325,000

This beautifully presented first floor apartment is set within a contemporary stylish block built in circa 2019, and benefits from spacious room sizes, a gorgeous private balcony, an associated long lease and resident's parking.

The accommodation comprises an entrance hall with storage cupboard, a vast open-plan living room with space for dining table and chairs and bi-folding doors to the balcony, a modern fitted kitchen with breakfast bar, a good-sized bedroom and a luxury bathroom.

One of the standout features of this home is the direct access to the balcony. Both the living room and the bedrooms opens out to the front aspect patio, offering a seamless connection between indoor and outdoor living and providing the perfect spot to relax or entertain. Other features include resident's parking and the remainder of the new-build warranty.

The property is located in a quiet cul-de-sac, within easy reach of several towns & high streets including Tolworth, Chessington, Ewell and Epsom and Stoneleigh; all provide a variety of amenities including shops, cafes, restaurants and a variety of bus routes to surrounding areas. Commuters will have the choice of Tolworth train station approx. 0.7mile walk from the property, as well as Chessington North station approx. 1mile walk from the property.



## ACCOMMODATION

Entrance Hall

Living/Dining Room - 15'7" x 14'6" max (4.75m x 4.42m max)

Balcony

Kitchen - 12'6" x 7'5" max (3.8m x 2.26m max)

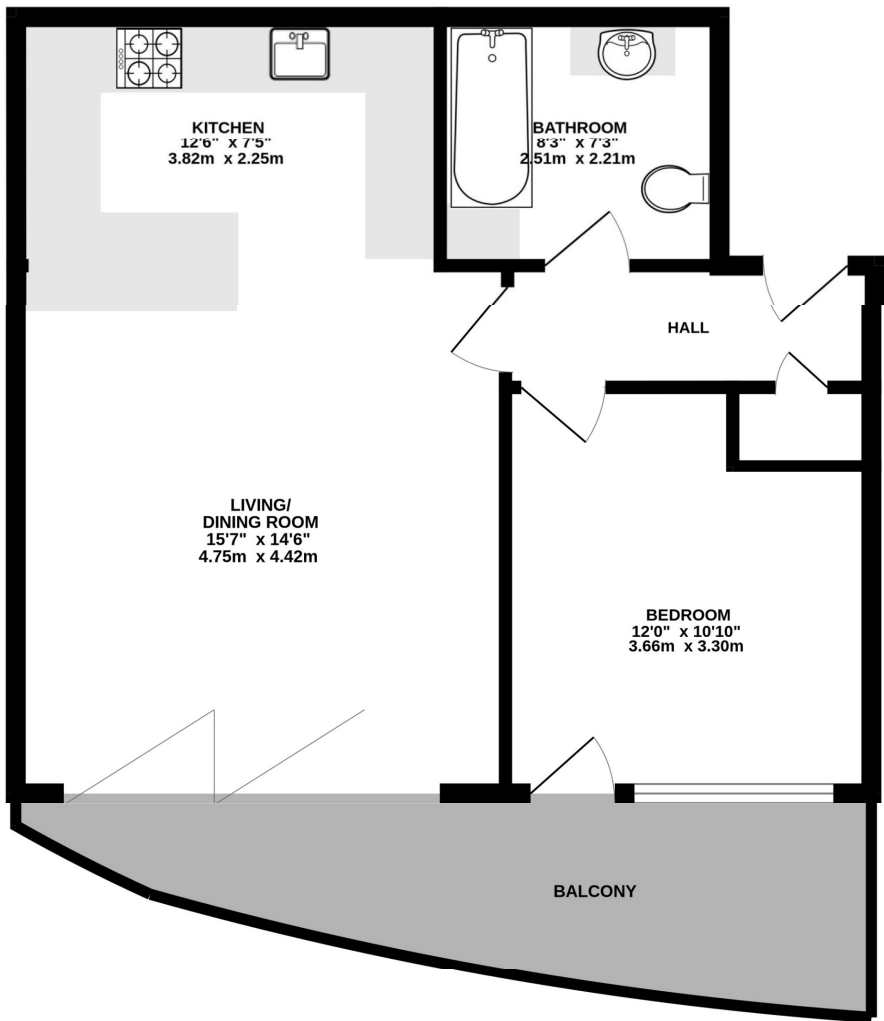
Bedroom - 12' x 10'10" max (3.66m x 3.3m max)

Bathroom - 8'3" x 7'3" max (2.51m x 2.2m max)





Hardwick Close, Epsom KT19 9NR  
INTERNAL FLOOR AREA (APPROX.) 560 sq ft/ 52.0 sq m



FIRST FLOOR FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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