



East Street, Epsom, KT17 1EB

welcome to

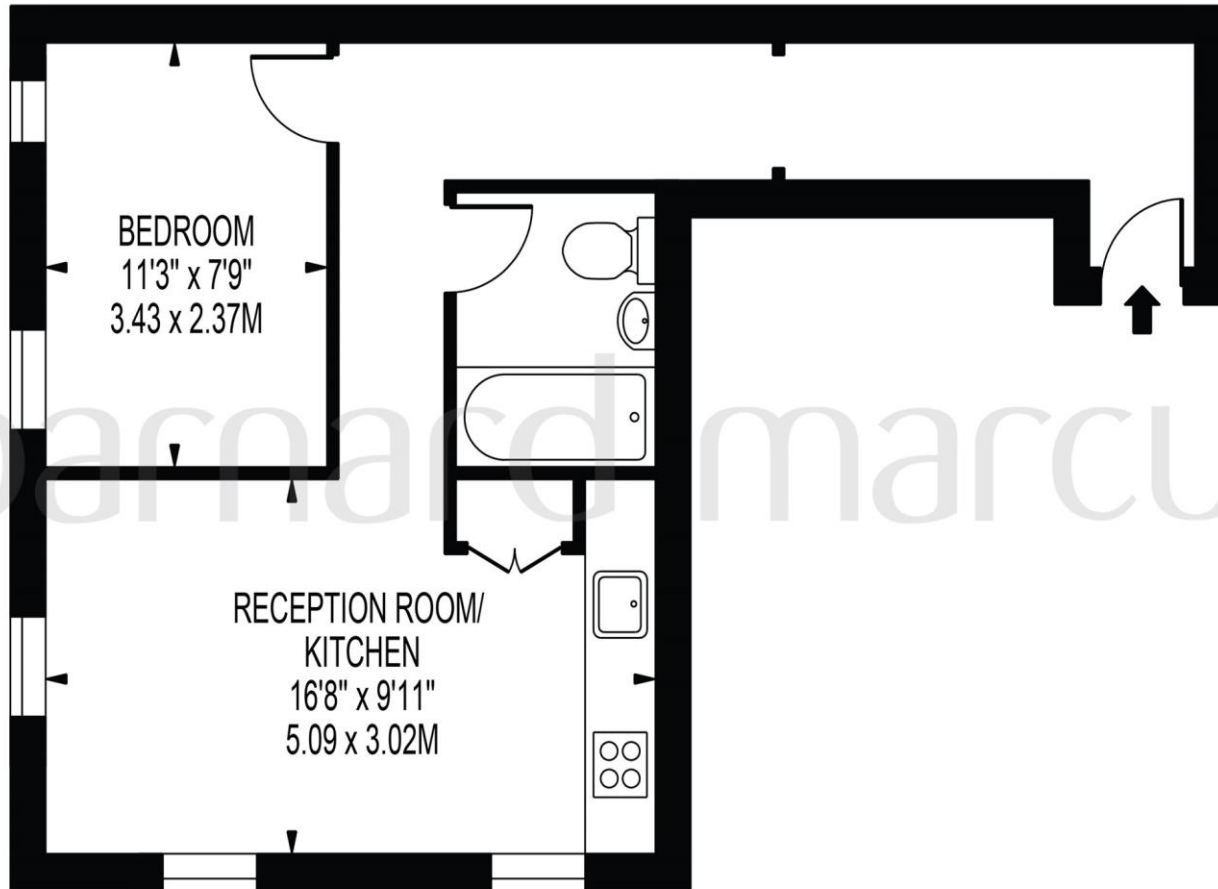
East Street, Epsom

Offered to the market with no onward chain, and located only 0.5 miles from the Town Centre, this excellent ground floor apartment boasts 425 sq ft of bright living accommodation. Further benefits include, a remainder of new home warranty, parking and low service charges!



GLEN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 425 SQ FT - 39.49 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Offered to the market with no onward chain, this excellent ground floor apartment boasts a generous 425 sq ft of bright and contemporary living accommodation and comes with added benefits including remainder of new home warranty, parking and storage space. Converted into an apartment in 2020, the property itself has been meticulously decorated and offers incredibly high specification throughout. The accommodation includes a spacious entrance hallway with storage cupboard, double bedroom and cleverly designed bathrooms with bathtub and overhead shower. The main entertaining area is in the open plan reception/kitchen which feature integrated appliances including fridge/freezer, oven and washing machine.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom rail station offers commuter friendly links directly to London Waterloo, London Victoria and London Bridge

welcome to

East Street, Epsom

- One Bedroom Apartment
- Ground Floor
- Low Service Charges
- Long Lease
- Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108238](https://www.barnardmarcus.co.uk/Property/EPS108238)



Property Ref:
EPS108238 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)