



Blake Court Longland Place, Epsom KT19 8GT

welcome to

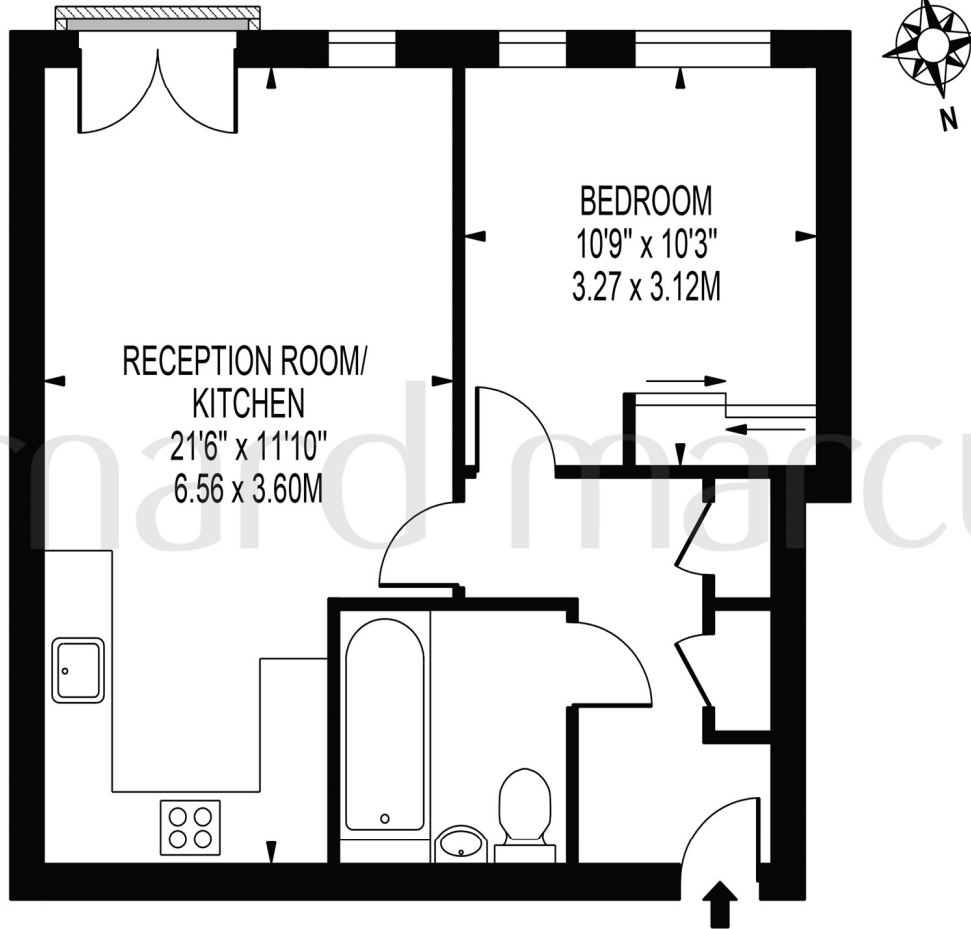
Blake Court Longland Place, Epsom

Offered to the market with no onwads chain and located within the highly sought after Noble Park development, this super first floor apartment boasts a generous 469 sq ft of spacious accommodation and further benefits from an allocated parking space. Immediate Inspection Advised!



BLAKE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 469 SQ FT - 43.56 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.

Very few properties offer as much as Blake Court.

Forming part of a modern apartment block in the highly sought after Noble Park development, this excellent first floor apartment warrants immediate inspection to appreciate everything on offer. Internally, the property has been very well looked after by the existing owners and offers generous living accommodation throughout. Upon entrance, you are greeted by a large entrance hallway with two built-in storage cupboards, a genuine double bedroom with built in wardrobes and a modern white suite family bathroom. In our opinion, the heart lies within the very generous open plan living room/kitchen which is further complemented by a Juliet balcony and fitted kitchen.

Noble Park is a quiet and highly popular residential parkland development, ideally located for the many excellent surrounding Golf & Country Clubs as well as nearby Horton Country Park, David Lloyd health club & Epsom Common.

Further benefits include an allocated parking space and long lease.

welcome to

Blake Court Longland Place, Epsom

- One Double Bedroom
- First Floor Apartment
- Allocated Parking
- Communal Gardens
- Open Plan Kitchen/Lounge

Tenure: Leasehold EPC Rating: B

£117,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108539](https://www.barnardmarcus.co.uk/Property/EPS108539)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
EPS108539 - 0002

 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)