



Granton Court, Miller Place, Epsom, KT19 8GS



welcome to

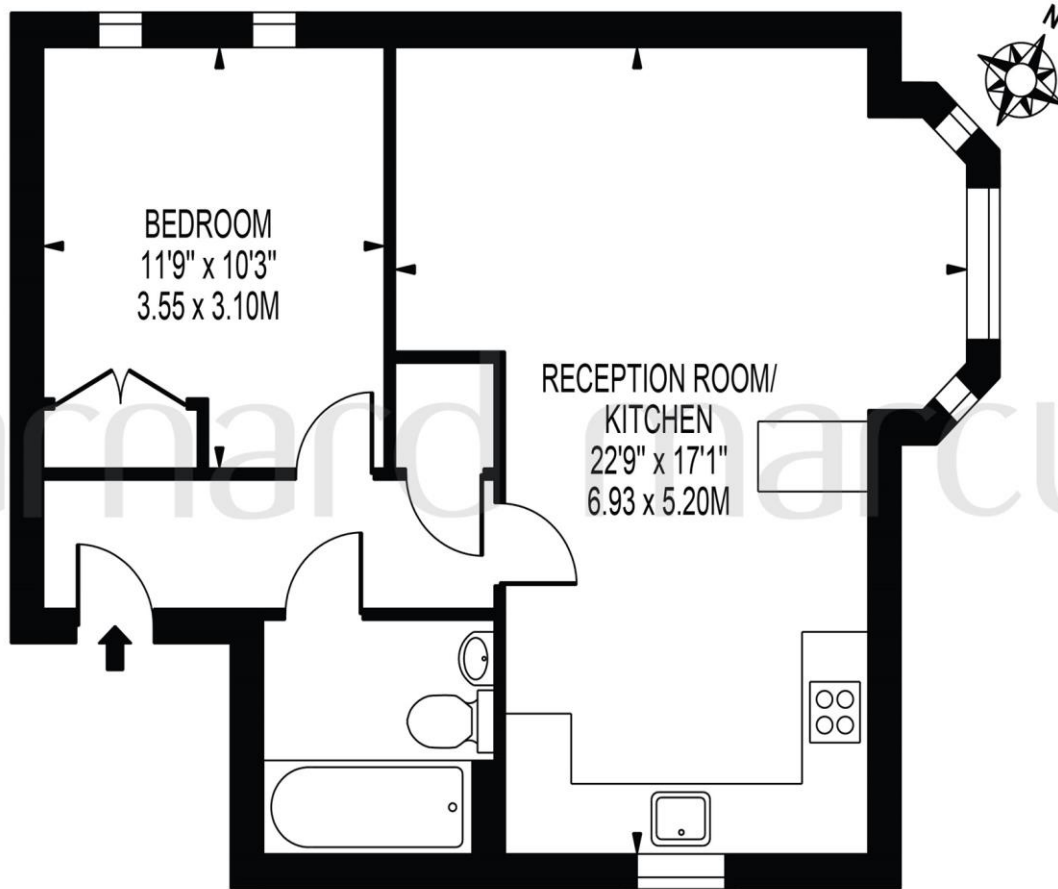
Granton Court, Miller Place, Epsom

Barnard Marcus are delighted to be able to offer this great opportunity for a buyer to get on the property ladder with this spacious one bedroom ground floor flat set in the sought after Noble park development and offering allocated parking. The home is offered on 75% shared ownership or 100%



GRANTON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 534 SQ FT - 49.64 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.

This fantastic modern one bedroom apartment is offered to the market in both 75% Ownership & 100% & enjoys a great position on the ground floor of Granton Court.

This apartment is set centrally located within the highly desirable Noble Park on the periphery of Horton Country Park. There are many surrounding bridle and cycle paths which link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses.

Through a secure telephone entry system door you will find this ground floor flat, walking through this welcoming entrance hall, you will find a fantastic approx. 22ft x 17ft living/dining/kitchen area that provides the perfect layout for modern living, with defined reception areas. There is a generous double bedroom with built-in wardrobes, modern bathroom with three piece suite, useful built-in storage within the entrance hall and allocated parking.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country Park perfect for bike rides, running or walking in a peaceful setting.

Equally convenient for Epsom town centre offering a wide range of facilities include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access.

welcome to

Granton Court, Miller Place, Epsom

- One Double Bedroom
- Beautifully Presented Throughout
- Ground Floor Apartment
- Allocated Parking Space
- Stunning Open Plan Living Area

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.

fixed price

£195,000



view this property online barnardmarcus.co.uk/Property/EPS108921



Property Ref:
EPS108921 - 0010

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.



Please note the marker reflects the
postcode not the actual property



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