



**College Road, Epsom KT17 4HY**

**welcome to**

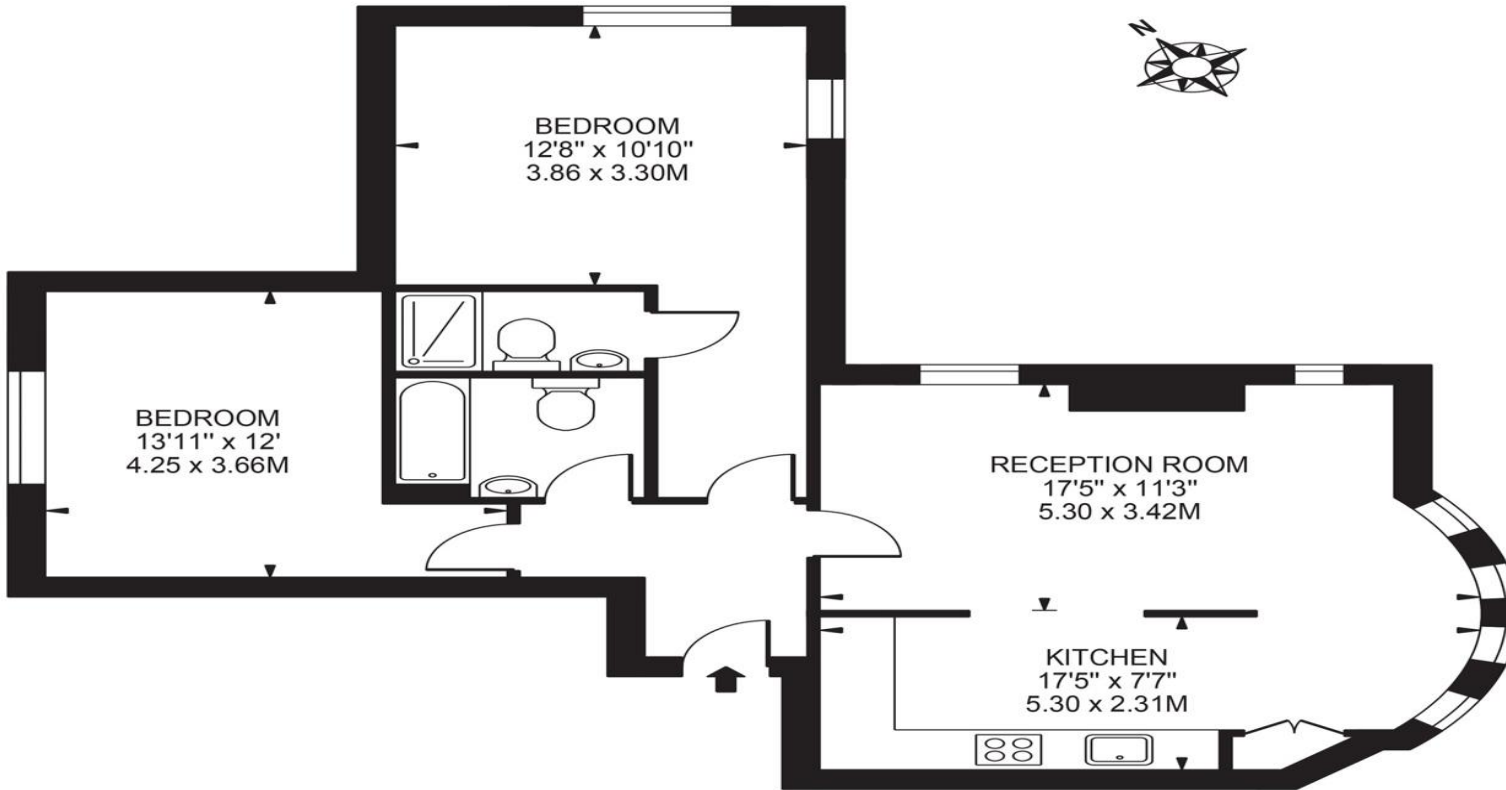
**College Road, Epsom**

This stunning first floor apartment lies on a tree lined road in the ever requested 'College Area' of Epsom and offers two generous bedrooms, two bathrooms and a spacious open plan lounge with bay window. The property also offers two allocated parking spaces & a communal garden



# COLLEGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 747 SQ FT - 69.42 SQ M



## GROUND FLOOR

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.

welcome to

## College Road, Epsom

- Stunning First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Lounge / Diner with Bay Window
- Parking for Two Cars & Visitors Bay

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108941](https://www.barnardmarcus.co.uk/Property/EPS108941)



Property Ref:  
EPS108941 - 0009

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