



barnard marcus

**Gilberts Lodge, Farriers Road, EPSOM, KT17 1NR**



**welcome to**

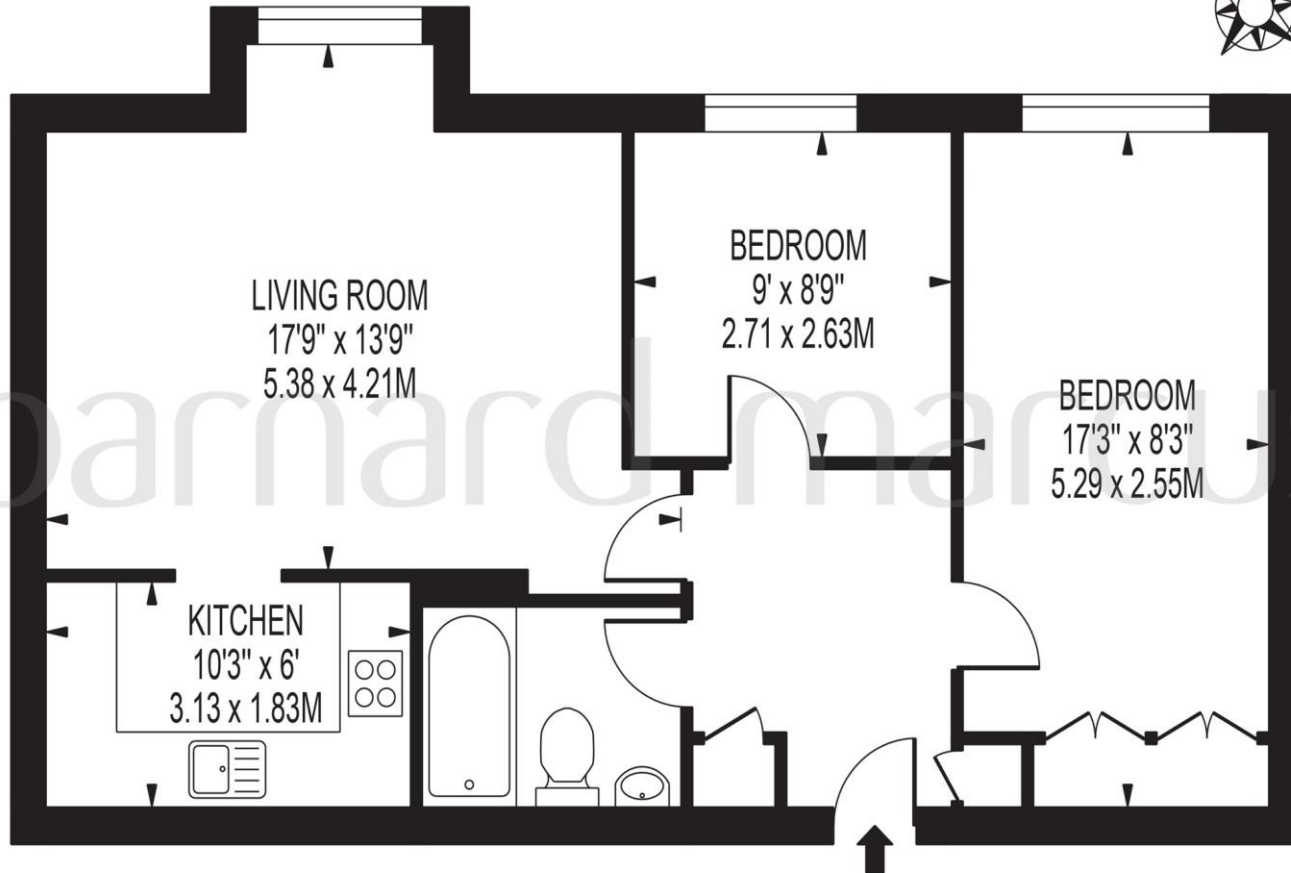
**Gilberts Lodge, Farriers Road, EPSOM**

Barnard Marcus are delighted to market this well-presented top floor apartment located moments from Epsom Town Centre and Epsom Train Station, with two bedrooms, modern kitchen & bathroom, loft storage & residents parking



# GILBERTS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.28 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 top floor flat is set in a popular development close to Sainsbury's superstore within walking distance to Epsom town centre and Epsom train station with frequent direct trains to London Waterloo, London Victoria & London Bridge.

The property has residents parking bays in front and to the side of the development with a secure entry system. On entering this immaculately presented flat there is a spacious hallway with storage cupboards and two double bedrooms, a modern bathroom with three piece suite, and a spacious lounge / diner with plenty of natural light from the bay window & an open plan fitted kitchen. Further benefits include loft storage overhead, double glazing and electric heating throughout. Epsom Town centre offers a covered shopping centre, coffee shops, bars, restaurants and parks as well as Odeon cinema and Epsom Playhouse for films and theatre and plenty of gyms & a leisure centre.

welcome to

## Gilberts Lodge Farriers Road, EPSOM

- Top Floor Apartment
- Two Bedrooms
- Walking Distance to Town Centre and Shops
- Modern Kitchen & Bathroom
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109061](https://www.barnardmarcus.co.uk/Property/EPS109061)

This is a Leasehold property with details as follows; Term of Lease 100 years from 17 Aug 2017. 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:  
EPS109061 - 0003



barnard marcus



**01372 740911**



Epsom@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**

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.