



**Ashley Road, Epsom, KT18 5AQ**

**welcome to**

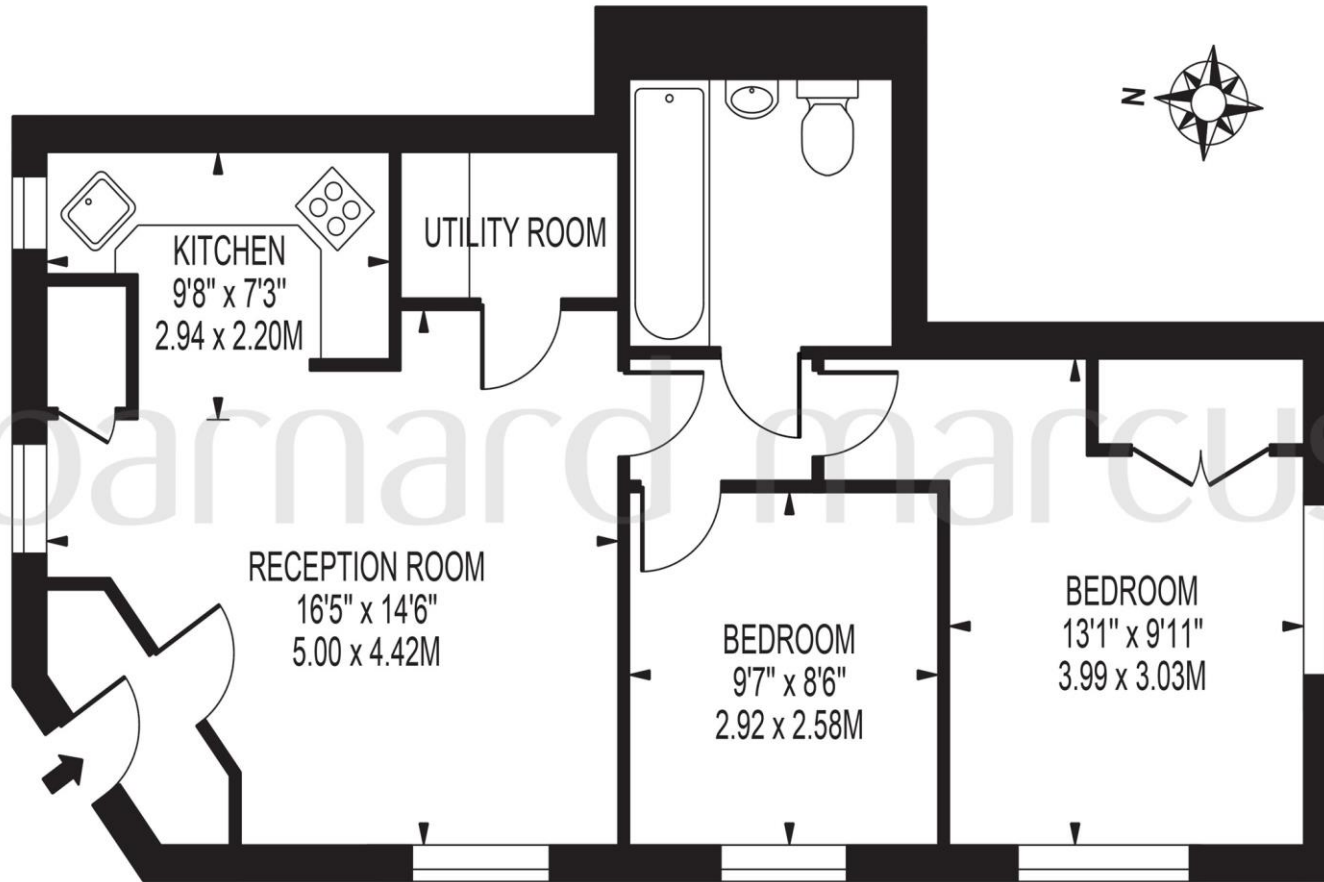
**Ashley Road, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic two bedroom ground floor apartment set just moments from the high-street with sash windows, high ceilings and over 980 years remaining on the lease.



# ASHLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 616 SQ FT - 57.26 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.

We are delighted to bring to the market this immaculate two bedroom ground floor apartment that benefits from its own front door, sash windows and high ceilings.

Benefiting from an excellent position, just off the high street just moments from Rosebery Park, the Ashley Centre Shopping centre and Epsom train station with frequent direct trains to London Waterloo, London Victoria and London Bridge is this modern and stylish apartment which was part of a high quality conversion in 2015.

The home offers 681 sq ft of space with natural light throughout. Stepping through your own private front door & enclosed entrance hall, the high specification finish is immediately evident. The open plan reception area is an excellent entertaining/social space with defined living/dining and kitchen areas. With a modern open plan kitchen has an electric hob and plenty of soft close cupboard and cabinet space. The two bedrooms are well proportioned and there is also a luxurious bathroom with three piece suite & heated towel rail. There is also a super handy utility room. The flat is well insulated with a gas boiler providing central heating throughout, and with on street residents permit parking within The Parade and yearly parking passes available from the council, this flat really can be a perfect purchase for downsizers and first time buyers.

Epsom has further benefits such as Epsom Playhouse which offers a wide range of entertainment, including films and concerts.

welcome to

## Ashley Road, Epsom

- High Street Location
- Ground Floor
- Two Bedrooms
- High Spec Kitchen & Bathroom
- Utility Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS107989](https://www.barnardmarcus.co.uk/Property/EPS107989)



Property Ref:  
EPS107989 - 0010

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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.

  
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