



Jubilee House, Station Approach, Epsom, KT19 8EU

welcome to

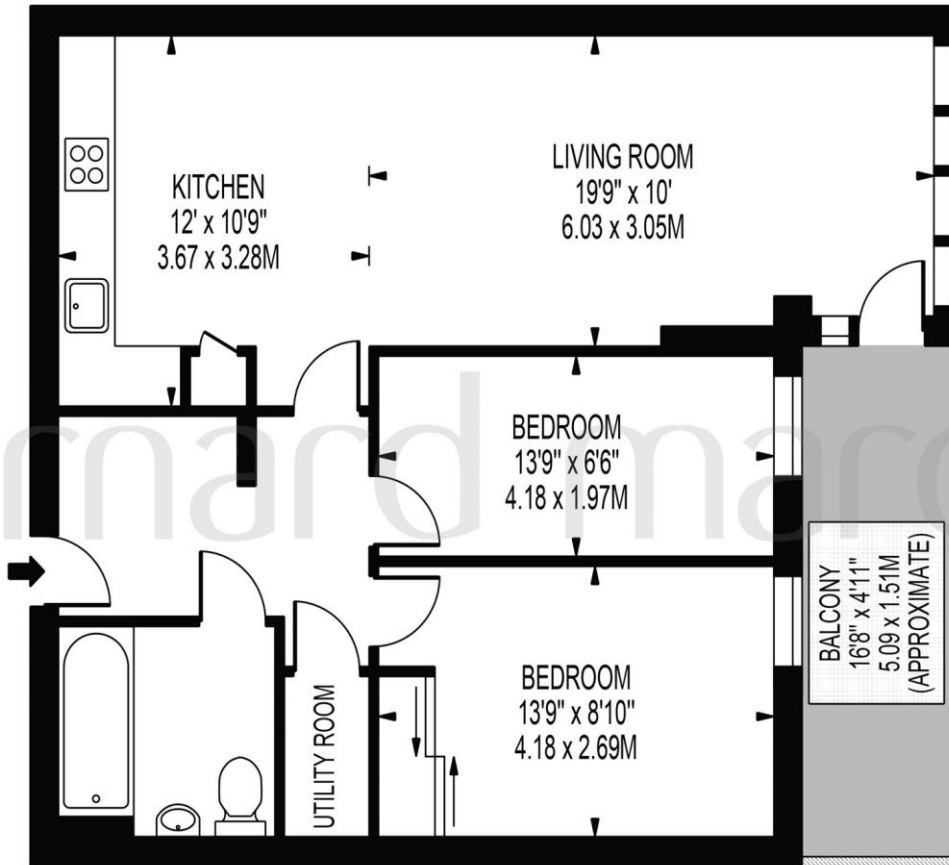
Jubilee House, Station Approach, Epsom

Barnard Marcus are delighted to be marketing this modern top floor two bedroom flat situated on Epsom High Street in a secure development with lift access to all floors, allocated parking space, sit on balcony & no onward chain



JUBILEE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.40 SQ M



SIXTH 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.

This modern development is situated next to Epsom train station which offers frequent direct train to London Waterloo, Victoria and London Bridge. The property has secure telephone entry system and lift access to all floors.

The property comprises of a large open plan living / diner with direct access to a south facing sit on balcony, an open plan fitted kitchen with integrated appliances, two double bedrooms and a family bathroom with three piece suite.

This property also comes with an allocated parking space and a remaining lease of approx. 115 years.

Epsom not only great train links to London but plenty of bus routes in every direction and the high street caters for all with plenty of coffee shops, bars, restaurants and a covered shopping centre. There is also a David Lloyd and Rainbow leisure centre as well as a cinema and theatre.

welcome to

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- No Onward Chain
- Two Double Bedrooms
- Lift Access to All Floors
- South Facing Sit on Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 111 years from 12 Apr 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online [barnardmarcus.co.uk/Property/EPS108739](https://www.barnardmarcus.co.uk/Property/EPS108739)



Property Ref:
EPS108739 - 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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