



**Hudson House, Station Approach, Epsom, KT19 8DJ**

**welcome to**

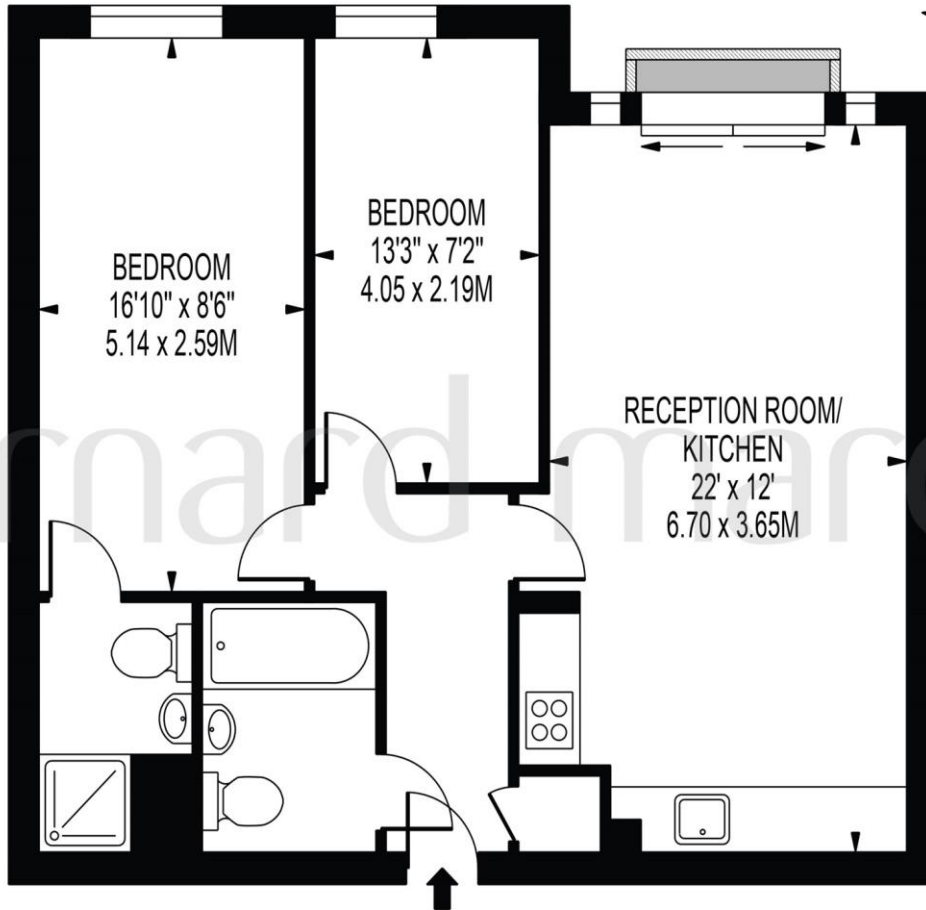
**Hudson House, Station Approach, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom modern ground floor flat situated on Epsom - High street with master bedroom and en - suite shower room, no forward chain, allocated parking spot & secure entry system



# HUDSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 655 SQ FT - 60.87 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 purpose built development is off Epsom high-street opposite Epsom train station with frequent direct trains to London Waterloo, Victoria and London Bridge. The flat offers a secure telephone entry system and an allocated parking space. Inside you will find a spacious open plan living / diner with open plan fitted kitchen with integrated appliances, a master bedroom with en-suite shower room, a further double bedroom and a family bathroom with three piece suite. This property also benefits from having no onward chain. Epsom high Street offers something for all with plenty of coffee shops, restaurants, pubs, parks, a covered shopping centre, Odeon Cinema & a theatre. There are also some outstanding local schools.

welcome to

## Hudson House, Station Approach, Epsom

- Purpose Built Ground Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Spacious Lounge / Diner with Open Plan Fitted Kitchen
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS109106](https://www.barnardmarcus.co.uk/Property/EPS109106)



Property Ref:  
EPS109106 - 0014

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



barnard marcus



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