



Ryebrook Studios, Woodcote Side, Epsom, KT18 7HD

welcome to

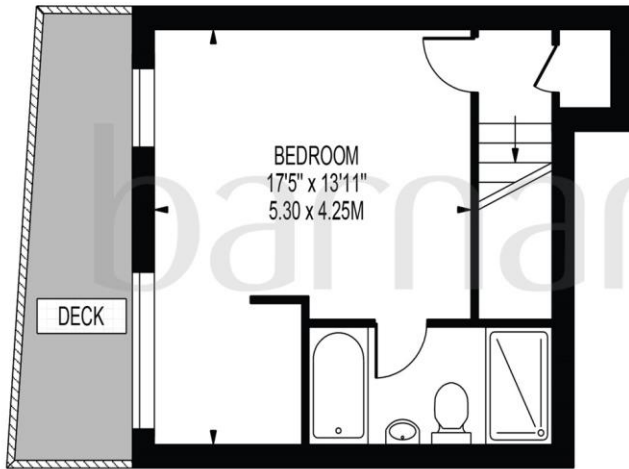
Ryebrook Studios, Woodcote Side, Epsom

Barnard Marcus are delighted to welcome to the market this well presented, ultra modern two double bedroom split level duplex apartment. Resides in the highly sought after Woodcote area of Epsom. Spanning a generous 978 sq ft of airy living accommodation

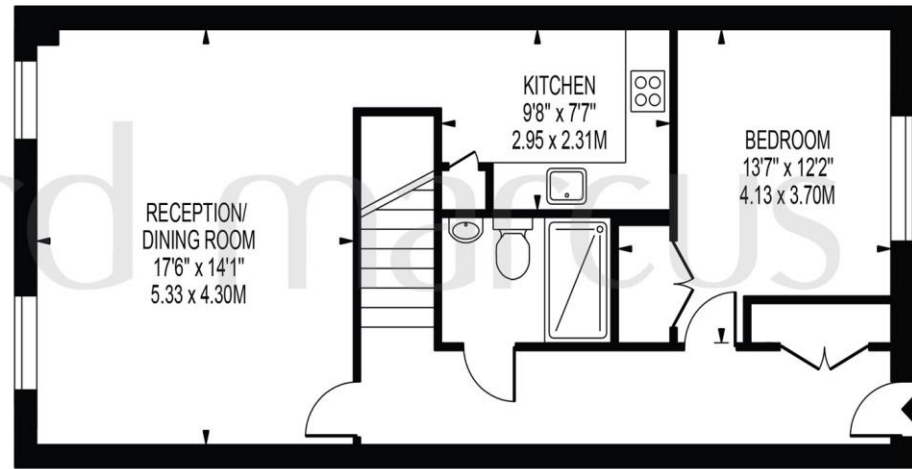


RYEBROOK STUDIOS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 978 SQ FT - 90.84 SQ M



LOWER GROUND FLOOR



RAISED 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.

This exceptionally modern two double bedroom split level duplex apartment spans a generous 978 sq ft of contemporary living accommodation and resides in the highly sought after Woodcote area of Epsom. The location further benefits from a short proximity to Epsom's vibrant town centre as well as its super convenient rail station.

The apartment begins with a wonderfully open hallway space that offers an ample amount of storage as well as an ultra-modern three piece bathroom. Flowing on from the hallway is an incredibly vast reception/dining area, that benefits from a very stylish finish and large windows that allow a flurry of natural light to flood the living space throughout the day. Completing the ground floor is a semi-open plan modern kitchen that includes a variety of integrated appliances and the first of the large double bedrooms that offers convenient built in wardrobe space.

The lower ground floor comprises of a super-sized double master bedroom that comes complete with a tremendously proportioned four piece en suite bathroom, as well as a tucked away storage area that can be easily transformed in to an incredibly practical walk in wardrobe or even a functional home office.

With the additional benefits of allocated parking, private outside space and a long lease; this property is not one to be missed by any keen buyer.

Immediate inspection is advised to avoid disappointment.

welcome to

Ryebrook Studios, Woodcote Side, Epsom

- TWO SPACIOUS DOUBLE BEDROOMS
- SPLIT LEVEL DUPLEX APARTMENT
- OUTSTANDING CONDITION THROUGHOUT
- ALLOCATED PARKING SPACE
- SMALL OUTSIDE SPACE WITH SHED

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. 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/EPS106308](https://www.barnardmarcus.co.uk/Property/EPS106308)



Property Ref:
EPS106308 - 0010

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