



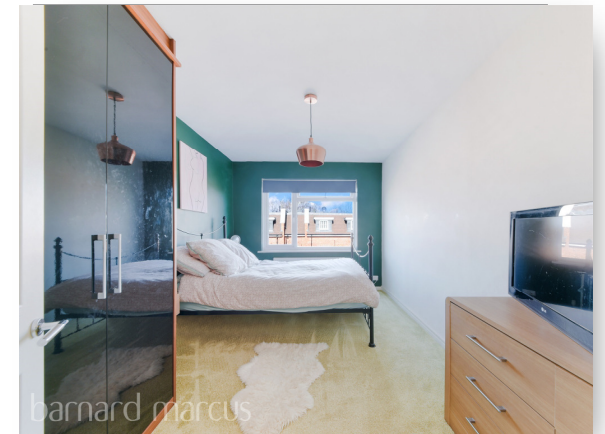
Cleves Court, Mill Road, EPSOM, KT17 4AQ



welcome to

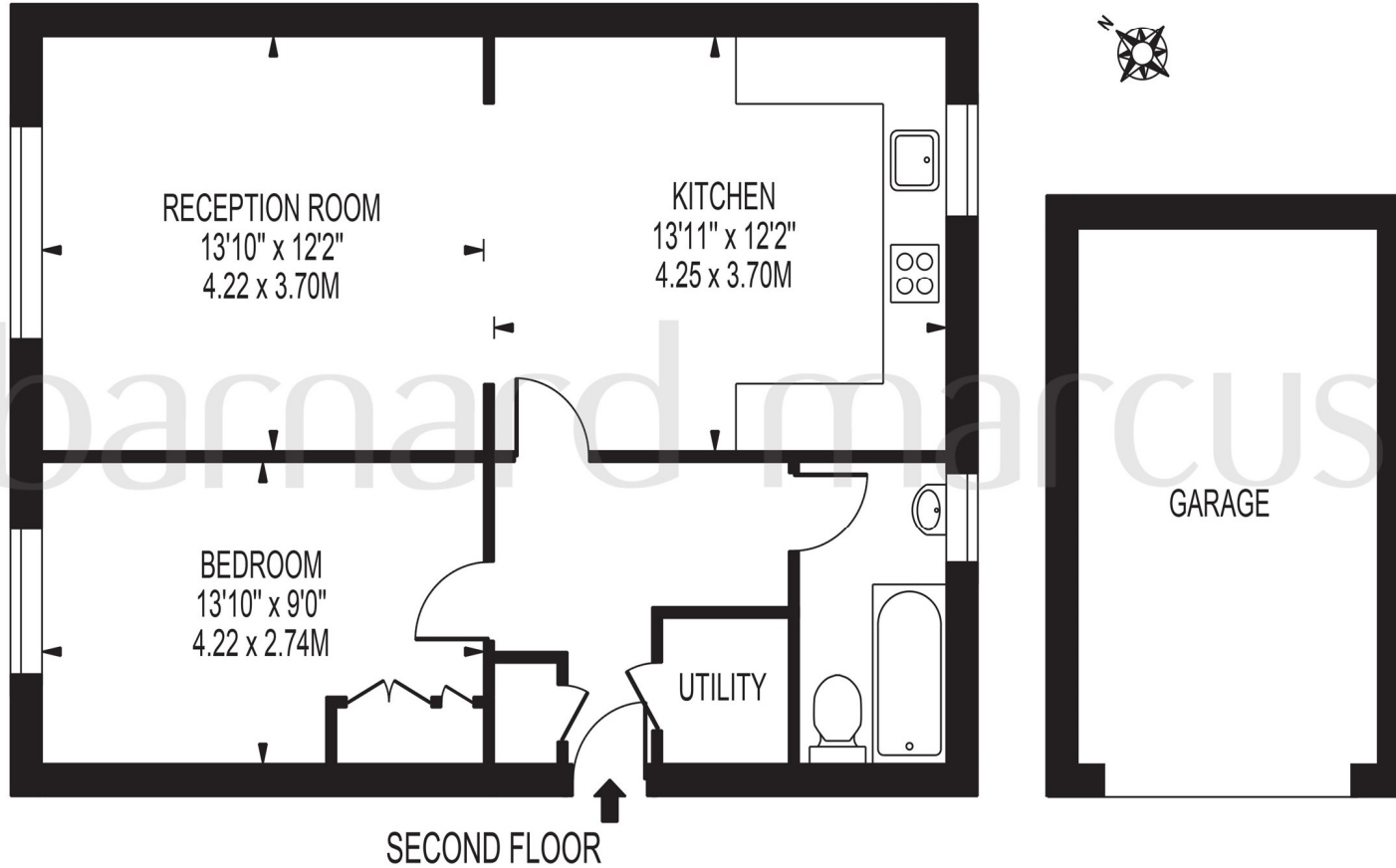
Cleves Court, Mill Road, EPSOM

Barnard Marcus are delighted to welcome to the market this fantastic top floor one bedroom apartment with an open plan fitted kitchen and offered in perfect condition, bathroom with three piece suite, residents parking, garage, communal garden & walking distance to Epsom High-street & station.



CLEEVES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.90 SQ M
(EXCLUDING GARAGE)



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 top floor apartment lies on the ever popular Mill Road within walking distance to Epsom town centre offering a covered shopping centre & plenty of bars, restaurants & coffee shops. Epsom train station also offers frequent direct trains to London Waterloo, Victoria and London Bridge and there are numerous parks and leisure activities including cinema, theatre and health clubs.

This spacious one bedroom flat offers a large double bedroom with fitted storage, a modern bathroom with three piece suite, large living / diner which is open plan and leads to an excellent modern fitted kitchen with integrated appliances. The home is fully double glazed and has gas central heating throughout. The property is also in excellent decorative order and is perfect for a buyer to move straight into.

This particular apartment also boast a lease of approx. 160 years, communal gardens and residents parking & an internal viewing is highly recommended.

welcome to

Cleves Court Mill Road, EPSOM

- Top Floor Apartment
- One Double Bedroom
- Open Plan Fitted Kitchen
- Modern Bathroom with Three Piece Suite
- Residents Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 210 years from 25 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109153



Property Ref:
EPS109153 - 0008

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.



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