



**South Street, Epsom, KT18 7PJ**



**welcome to**

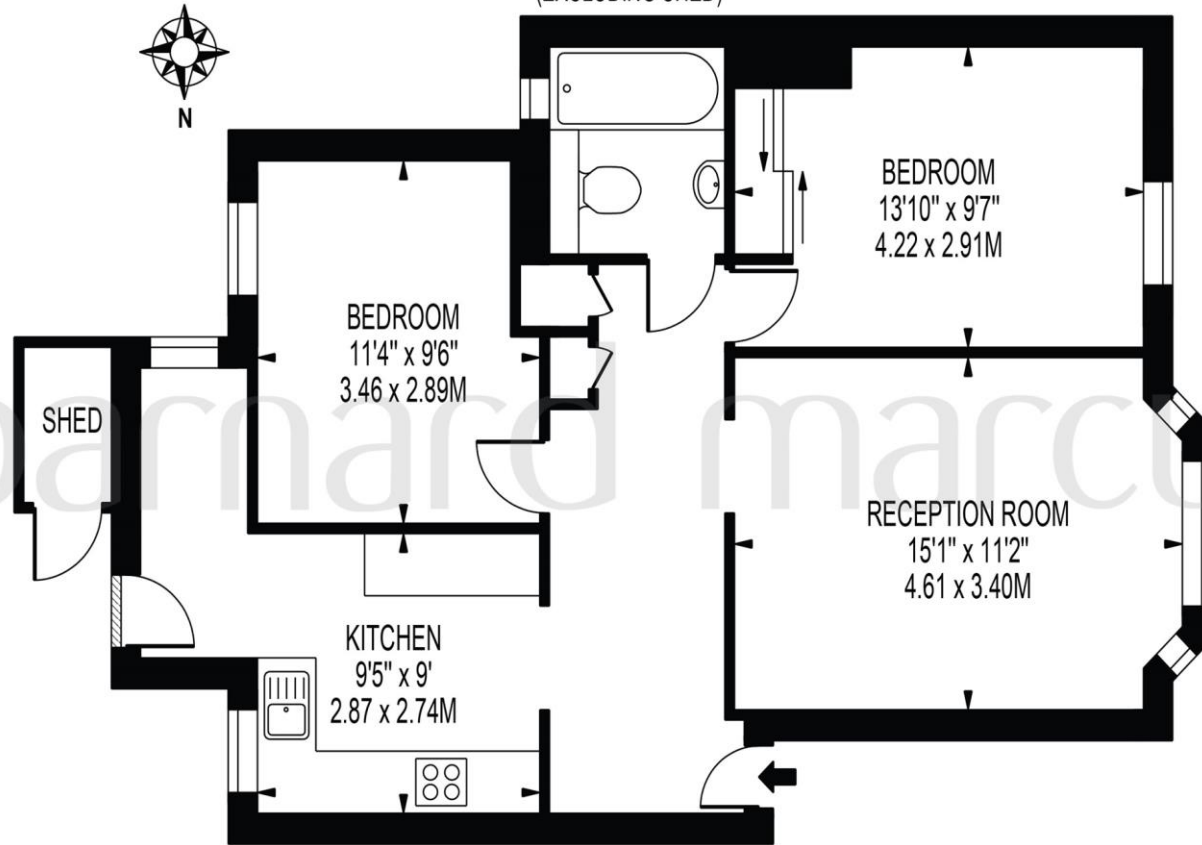
**South Street, Epsom**

Barnard Marcus are delighted to welcome to the market this two double bedroom top floor flat in an extremely convenient high street location with large fitted kitchen, bathroom with three piece suite and no onward chain.



## SOUTH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.18 SQ M  
(EXCLUDING SHED)



### SECOND 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 fantastic second floor bohemian themed flat is situated on South Street just off Epsom high street and just a stones through from Epsom station with frequent direct trains to London Waterloo, Victoria and London Bridge.

There is a secure telecom entry system and there is just five flats to this building. To the top floor via stairs sits this impressive flat. The property features a welcoming entrance hallway with recently installed modern bathroom with three piece suite & heated towel rail, a larger than average fitted kitchen with outer door leading to a storage cupboard, two generous sized double bedrooms and a spacious living room. The property also has gas central heating throughout and comes with no forward chain.

Epsom high street boasts a plethora of known retail outlets, The Ashley centre - a covered shopping centre, many Café's, restaurants and public houses. The well-known market is open on Thursday and Saturday, whilst you are also treated to an array of entertainment with Epsom Playhouse and Odeon Cinema. There is also many gyms, a David Lloyd health club, leisure centre and many parks including Rosebery Park which is just moments away.

welcome to

## South Street, Epsom

- High Street Location
- Top Floor
- Two Double Bedrooms
- Bathroom with Three Piece Suite
- Spacious Fitted Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109199](https://www.barnardmarcus.co.uk/Property/EPS109199)



Property Ref:  
EPS109199 - 0004

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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