



barnard marcus

**Central Walk, Station Approach, Epsom, KT19 8BY**



**welcome to**

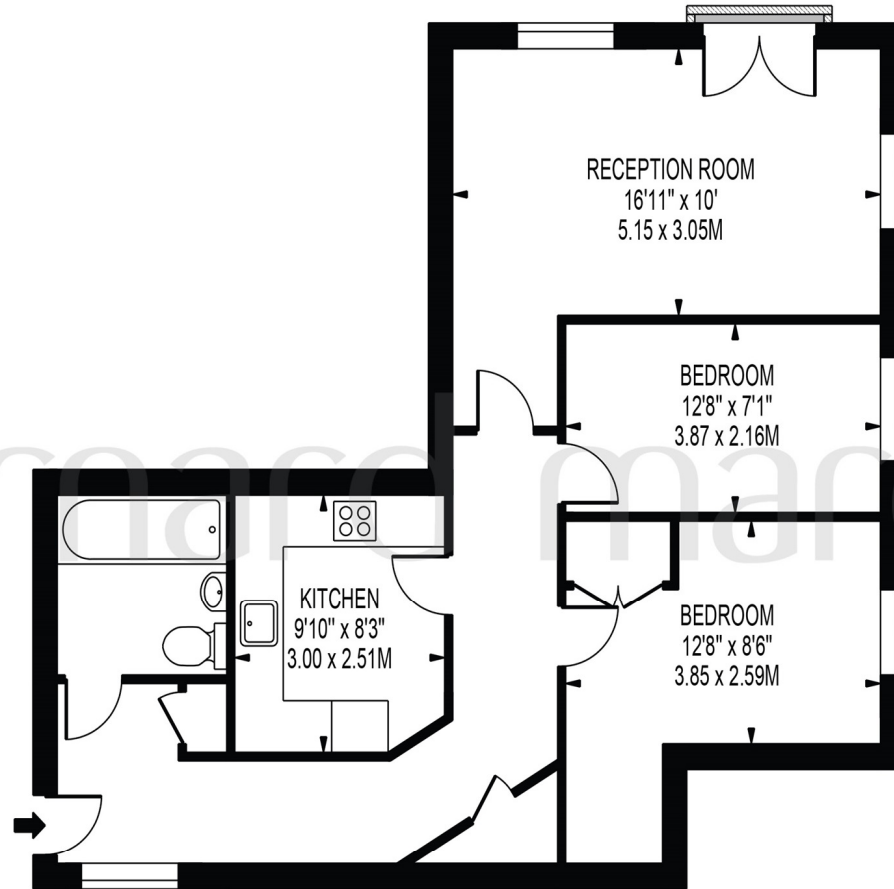
**Central Walk, Station Approach, Epsom**

Barnard Marcus are delighted to welcome to the market this two double bedroom apartment in a prime Town Centre position of Epsom just moments from the station with frequent direct trains to London Waterloo, Victoria and London Bridge and with NO ONWARD CHAIN !



## CENTRAL WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.64 SQ M



## 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.

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom apartment situated just off Epsom High-street which features a covered shopping centre and plenty of coffee shops, bars and restaurants the property is also just a stone's throw from Epsom train Station which offers frequent direct trains to London Waterloo, Victoria and London Bridge.

The property not only offers two generous sized bedrooms but has a separate fitted kitchen and bathroom with three piece suite as well as a large dual aspect light filled lounge. The property is double glazed throughout with electric heating and the service charge does include the water. There is a secure telephone entry system and lift access to all floors.

welcome to

## Central Walk, Station Approach, Epsom

- Town Centre Position
- Two Double Bedrooms
- Secure Entry System
- Fitted Kitchen
- Bathroom with Three Piece Suite

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 100 years from 22 Jan 2004. 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

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109239](https://www.barnardmarcus.co.uk/Property/EPS109239)



Property Ref:  
EPS109239 - 0003

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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