



barnard marcus

Tattenham Crescent, EPSOM, KT18 5QJ



welcome to

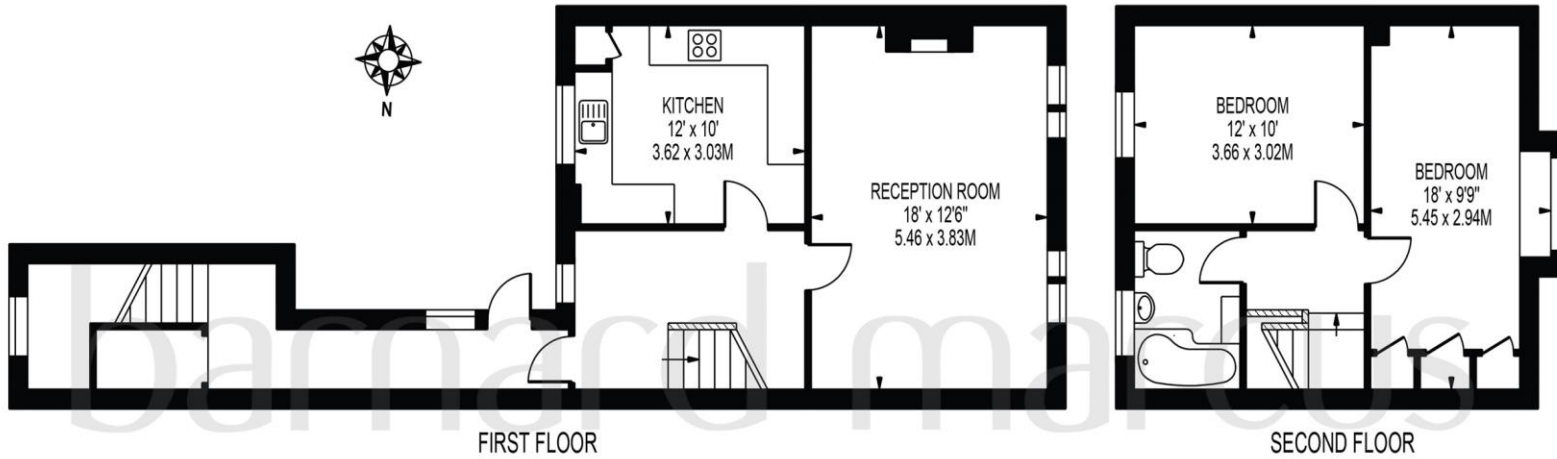
Tattenham Crescent, EPSOM

Barnard Marcus are delighted to welcome to the market this fantastic split level maisonette with two double bedrooms, modern fitted kitchen, private terrace, allocated parking space & located on the Tattenham corner parade within moments from the station with frequent direct trains to London Bridge



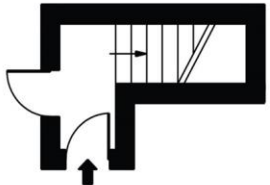
TATTENHAM CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 992 SQ FT - 92.20 SQ M



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR ENTRANCE

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.

We are delighted to welcome to the market this fantastic split level maisonette that is situated on the Tattenham corner parade offering restaurants, cafes, newsagents, library and Tattenham corner station with frequent direct trains to London Bridge.

The property offers dedicated parking and benefits from a fantastic private terrace and a lease of approx. 100 years remaining.

Inside on the first floor you find an inviting hallway with parquet flooring leading into a spacious and light filled living room where this continues with a feature fireplace, there is also a modern fitted kitchen. On the second floor there is two generous sized double bedrooms and a modern family bathroom with three piece suite including bath with rainfall shower overhead.

The home is double glazed throughout and has gas central heating.

The property is also just moments from the iconic Epsom Downs racecourse offering beautiful unspoilt greenery and is just a short drive to Epsom Town Centre or Banstead Village and offers bus routes in every direction.

Ground Rent Approx: £150 a year

Service Charge - £0

Building Insurance Approx £560 a year

welcome to

Tattenham Crescent, EPSOM

- Split Level Maisonette
- Two Double Bedrooms
- Bathroom with Three Piece Suite
- Modern Fitted Kitchen
- Terrace Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109204](https://www.barnardmarcus.co.uk/Property/EPS109204)



Property Ref:
EPS109204 - 0006

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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