



Stevens Close, Epsom, KT17 4RG

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welcome to

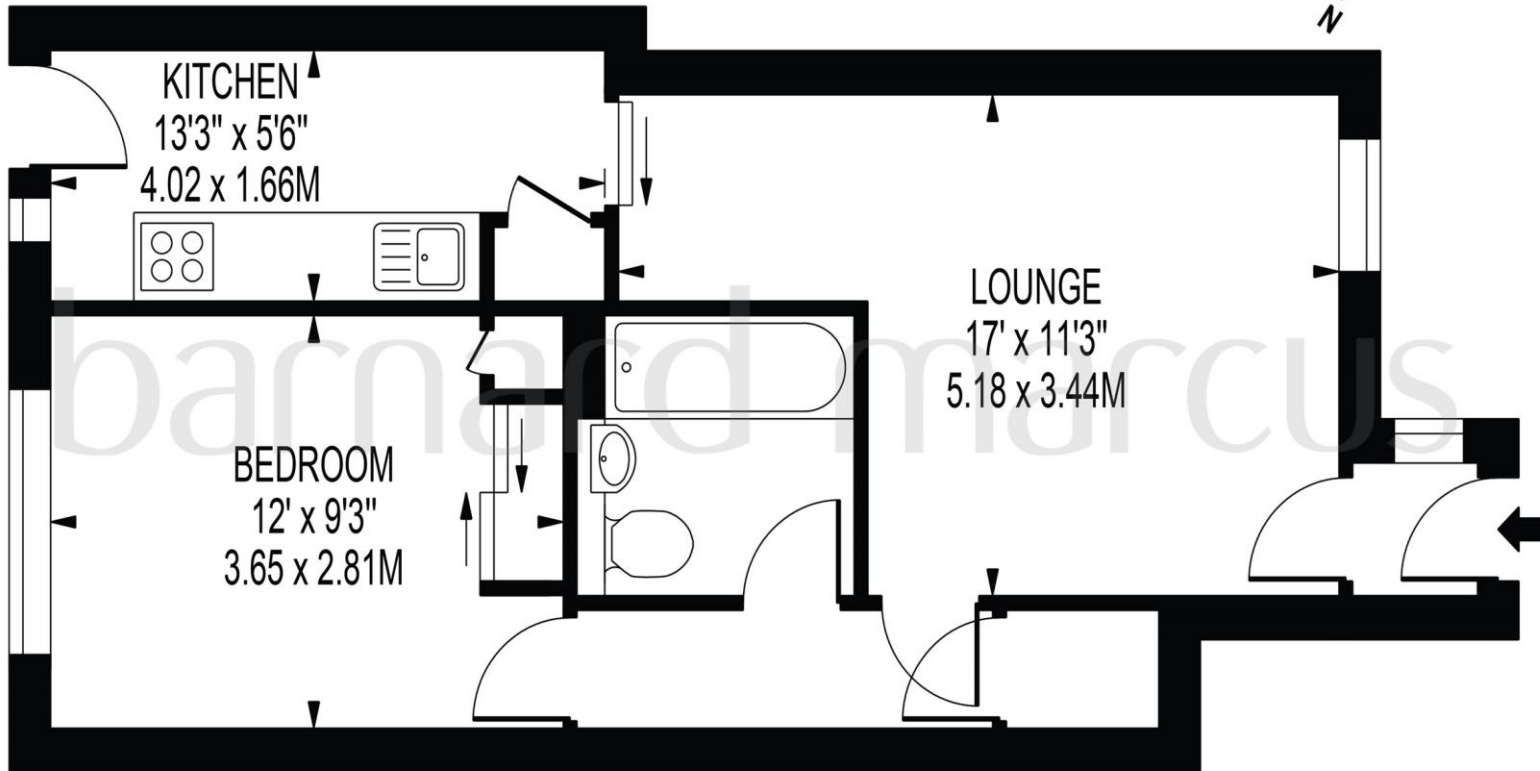
Stevens Close, Epsom

Barnard Marcus are delighted to market this fantastic one bedroom ground floor maisonette set in a popular cul-de-sac at the top of Epsom high street with allocated parking, private garden and over 900 years remaining on the lease.



STEVENS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 440 SQ FT - 40.92 SQ M



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 market this fantastic ground floor maisonette located in the ever popular Stevens Close within walking distance to Epsom High street and station with frequent direct trains to London Waterloo, Victoria and London Bridge.

The property offers a spacious & light filled living room leading on to a fitted galley kitchen with all appliances being included in the sale for the buyer, this leads directly out to a private patio garden with shed and rear access.

Completing the inside is a generous sized double bedroom with fitted cupboard, a bathroom with three-piece suite, large storage cupboard and the home has a modern boiler with gas central heating throughout and is fully double glazed. There is also an allocated parking space included and the property benefits from over 900 years remaining on the lease with no service charge and peppercorn ground rent & no onward chain.

Epsom offers a wide range of shops including a covered shopping centre and plenty of bars, restaurants and coffee shops as well as the Odeon Cinema and Epsom Playhouse Theatre and numerous gyms and the Rainbow leisure centre. Epsom Downs race course is also just a short drive away offering sprawling greenery and home of the world famous 'Derby'

welcome to

Stevens Close, Epsom

- Ground Floor Maisonette
- One Double Bedroom
- Bathroom with Three Piece Suite
- Fitted Kitchen with Appliances Included
- Private Rear Garden with Rear Access

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1976. 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

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Property Ref:
EPS109286 - 0002

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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