



barnard marcus

Primrose House, Dalmeny Way, Epsom, KT18 7DD



welcome to

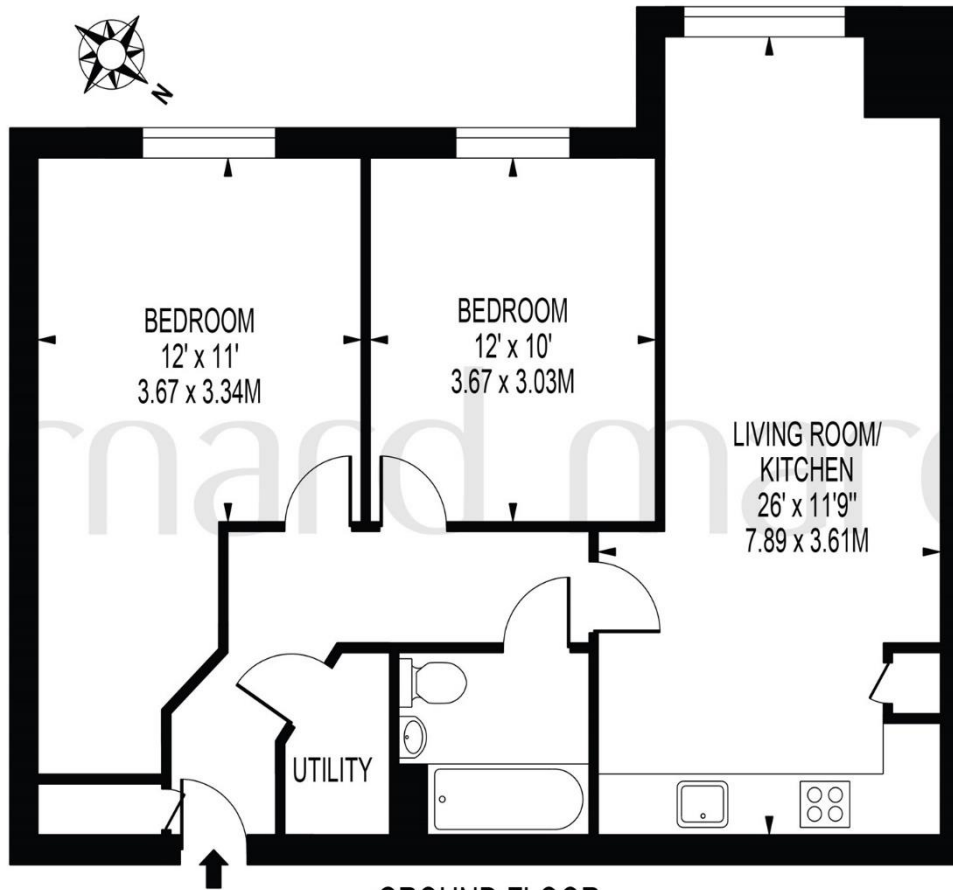
Primrose House, Dalmeny Way, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom ground floor apartment situated in a popular development within walking distance to Epsom town centre and station. The property boasts an allocated parking bay, gas central heating and no onward chain



PRIMROSE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.49 SQ M



GROUND 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.

We are delighted to offer this spacious ground floor two double bedroom apartment. The property is centrally located within walking distance to Epsom mainline station featuring frequent direct trains to London Waterloo, Victoria and London Bridge and Epsom high street with a covered shopping centre and plenty of bars, restaurants and coffee shops. The apartments benefits from a modern open plan lounge with fitted kitchen with gas hob. There are two large storage cupboards in the entrance hallway and two generous sized double bedrooms. Both the bedrooms are doubles, but the main bedroom has the space to create a dressing room/ walk in wardrobe or a potential en-suite. The bathroom has a newly installed, unused fitted bathroom and shower, along with a white suite and shower over the bath with W.c & basin & heated towel rail. The home is double glazed throughout with gas central heating. Outside you will find an allocated car parking space to the front.

Full market value £365,000
Current Monthly service charge £138.29
Lease: Approx 112 years Remaining

welcome to

Primrose House, Dalmeny Way, Epsom

- Popular Development
- Ground Floor
- Two Double Bedrooms
- Open Plan Lounge with Fitted Kitchen with Gas Hob
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 90 years from 06 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£365,000



view this property online barnardmarcus.co.uk/Property/EPS108887



Property Ref:
EPS108887 - 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.



Please note the marker reflects the postcode not the actual property



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01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk