



barnard marcus

**Maple Gardens, Upper High Street, Epsom, KT17 4QR**

**welcome to**

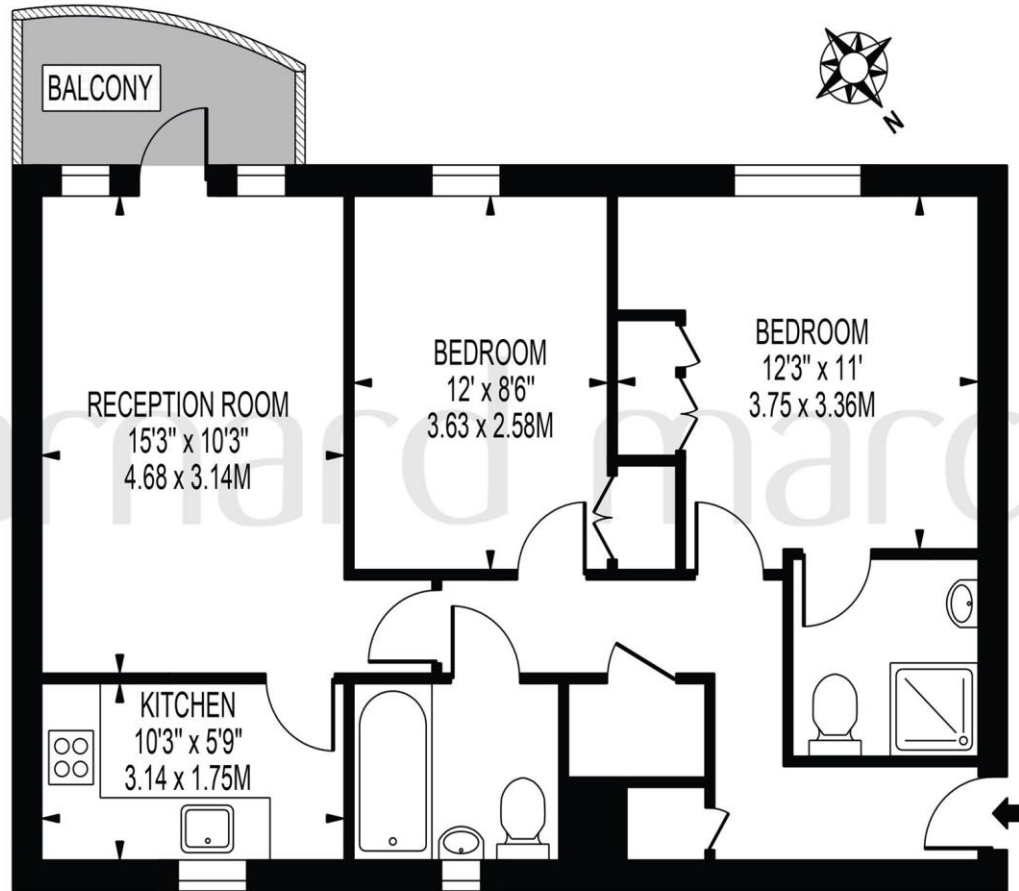
**Maple Gardens, Upper High Street, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom two bathroom first floor flat with balcony, situated just up from the main town centre and comes with an allocated parking space and no forward chain.



## MAPLE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 655 SQ FT - 60.89 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.

This modern two double bedroom apartment is situated in the heart of Epsom Town Centre, within walking distance of a vast array of amenities including Epsom main line railway station with frequent direct trains to London Waterloo, Victoria and London Bridge as well as many shops, bars and restaurants. Internal accommodation comprises of a separate kitchen with a bright and airy living room with Juliet balcony. Both bedrooms are doubles and the master bedroom offers an en-suite bathroom and is completed by a family bathroom with three piece suite. Furthermore the property boasts ample storage and one allocated parking space with gas central heating and double glazing throughout. The home also has no onward chain and an internal viewing is highly recommended.

welcome to

## Maple Gardens, Upper High Street, Epsom

- First Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£240,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS106880](https://barnardmarcus.co.uk/Property/EPS106880)



Property Ref:  
EPS106880 - 0005

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](mailto:Epsom@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**