



The Old Courthouse, The Parade, Epsom, KT18 5FA



welcome to

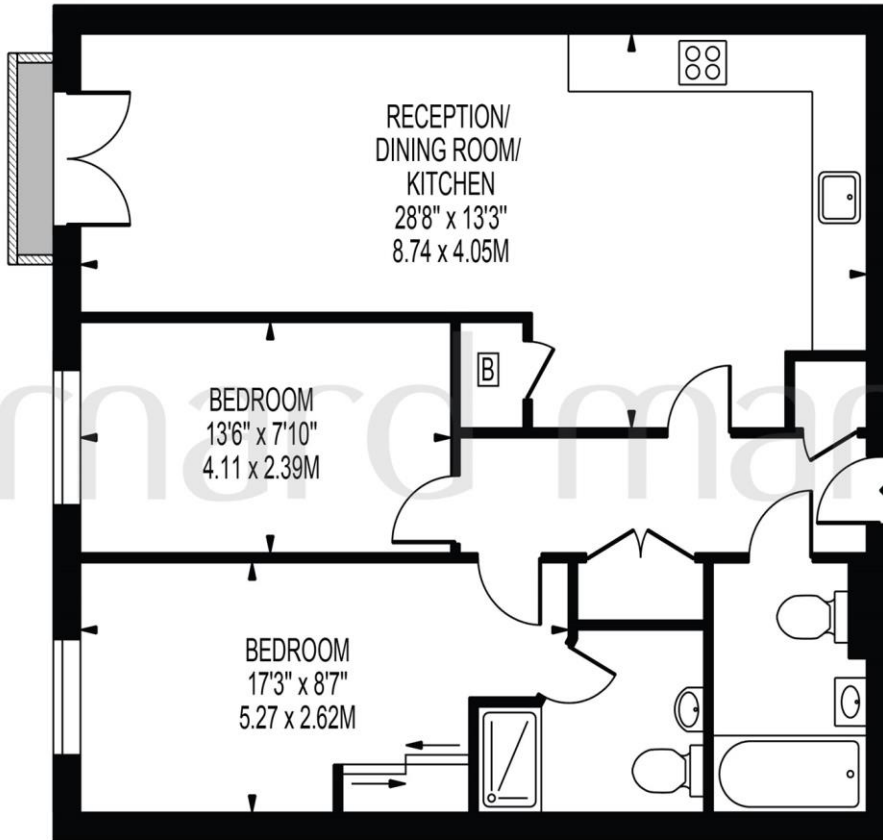
The Old Courthouse, The Parade, Epsom

Barnard Marcus are delighted to market this fantastic modern two bedroom two bathroom apartment located just off Epsom Highstreet within moments from the shops and station with underground car park, lift access to all floors & NO ONWARD CHAIN.



THE OLD COURT HOUSE, THE PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.96 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.

This fantastic property is perfectly located just a stones throw from the town centre in a very popular modern development with communal gardens and secure fob entry underground car park with allocated space.

The property has a secure entry system with lift access to all floors including the basement for the car park.

The property boasts two double bedrooms including the master bedroom with en-suite and a further family bathroom with three piece suite. There is a spacious living dining room with open plan fitted kitchen with integrated appliances and plenty of storage.

This property is less than 5 minutes walk from Epsom train station with frequent direct trains to London Waterloo, Victoria and London Bridge and Epsom town offers plenty of shops including a covered shopping centre, bars, restaurants and coffee shops as well as numerous health clubs and gyms, two cinema's and a theatre.

An internal viewing is highly recommended and the property has no forward chain.

welcome to

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- High Street Location
- Secure Entry System & Lift Access to All Floors
- Two Double Bedrooms
- Two Bathrooms
- Underground Parking Space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109342](https://www.barnardmarcus.co.uk/Property/EPS109342)



Property Ref:
EPS109342 - 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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



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



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