



barnard marcus

**Court Farm Gardens, Epsom, KT19 8SL**



**welcome to**

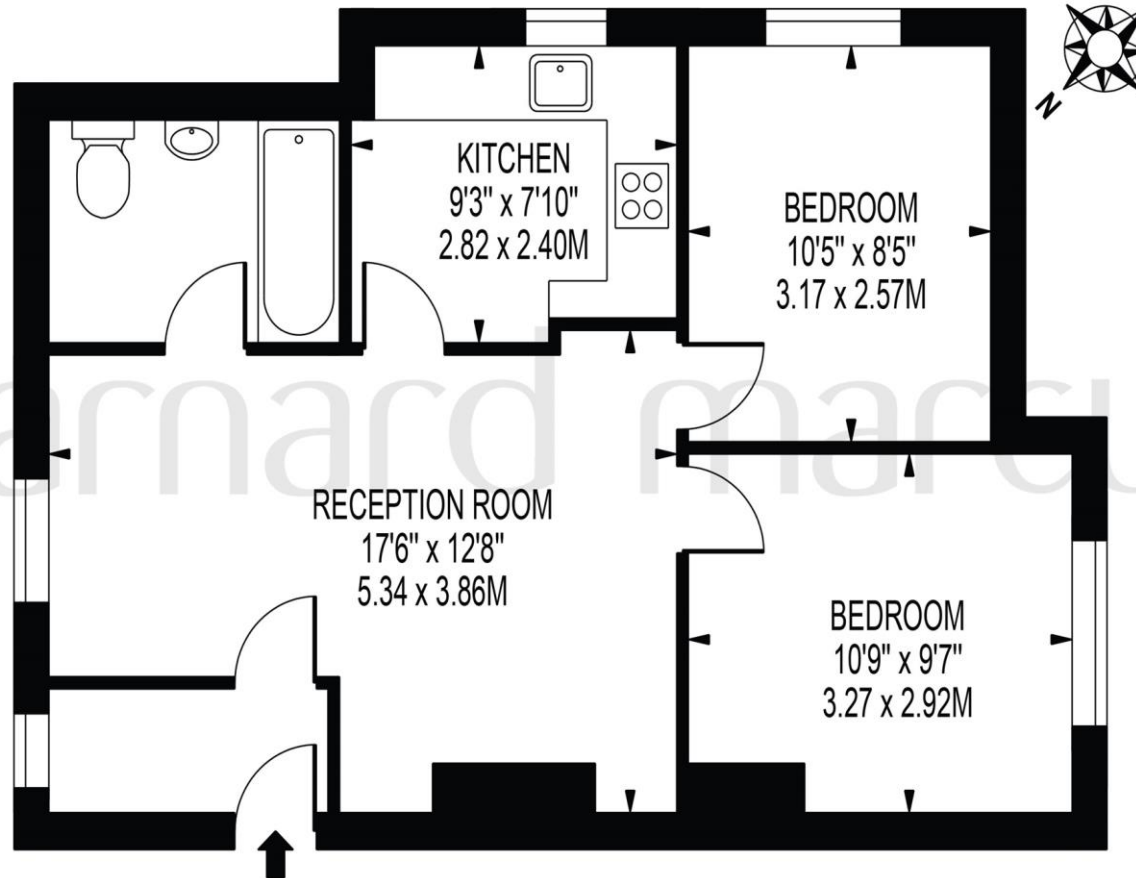
**Court Farm Gardens, Epsom**

Barnard Marcus are delighted to offer a fantastic opportunity to acquire this first floor two bedroom apartment located on the periphery of the popular Chase Estate & within walking distance of Epsom town centre and railway station with frequent direct train to London Waterloo, London & Victoria



# COURT FARM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 544 SQ FT - 50.57 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.

The property has been well maintained by the current owner and is accessed by its own front door which leads into an entrance hall and then to a spacious lounge/dining room which measures approx. 18ft, there is a separate fitted kitchen, bathroom with three piece suite and two bedrooms. The property is fully double glazed with high ceilings as well as use of a large private loft space for essential extra storage. There is a private garden area to the rear of the apartment, a central communal garden to the front and a larger more secluded communal garden to the rear too. The property is also just a short walk from the convenience stores and popular local schools. This property also boasts a lease of over 160 years.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

welcome to

## Court Farm Gardens, Epsom

- First Floor Apartment
- Two Bedrooms
- Bathroom with Three Piece Suite
- Separate Fitted Kitchen
- Private Garden Area

- Over 160 Years Remaining on Lease
- Further Communal Garden
- Walking Distance to Town

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109367](https://www.barnardmarcus.co.uk/Property/EPS109367)



Property Ref:  
EPS109367 - 0009

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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