



Alexandra Mansions, Alexandra Road, Epsom, KT17 4BW

welcome to

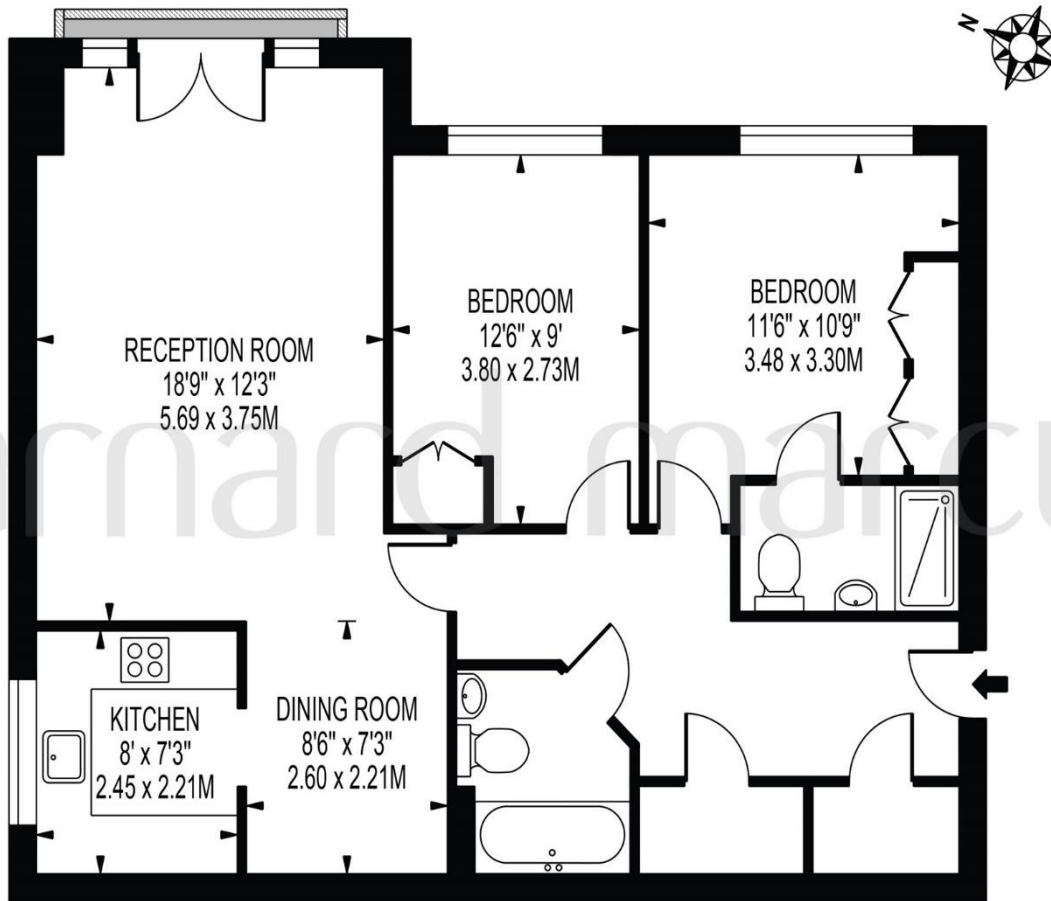
Alexandra Mansions, Alexandra Road, Epsom

Barnard Marcus are delighted to welcome to the market this stunning share of freehold two bedroom first floor flat situated in the college area of Epsom in a popular gated development with allocated parking & no onward chain.



ALEXANDRA MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 838 SQ FT - 77.89 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 well-presented apartment is situated in the highly sought after Alexandra Mansions development which boasts private gated access, video phone entry and service lift to all floors. Alexandra Mansions lies in the ever requested college area of Epsom and within close proximity to the town centre and Epsom railway station with frequent direct trains to London Waterloo, Victoria and London Bridge.

Offering living accommodation that is both contemporary and spacious this stunning property comprises large open living room and dining area with Juliet balcony, modern fitted kitchen, master bedroom with en-suite bathroom and built in wardrobes, family bathroom with white three piece bath suite and a further double bedroom also boasting built in wardrobes.

Additional benefits include ample storage cupboards, stunning landscaped communal gardens, allocated parking bay, visitors bays and residents' bike store. The property also comes with no forward chain.

This fantastic property lies just moments away from the picturesque Alexandra Park featuring a handy café perfect for dog walkers or a weekend stroll.

Epsom Town centre also offers plenty with a covered shopping centre and plenty of coffee shops, pubs and eateries as well as two cinema's, a theatre, numerous gyms, a leisure centre and David Lloyd health club.

welcome to

Alexandra Mansions, Alexandra Road, Epsom

- Sought After Gated Development with Share of Freehold
- First Floor
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking & Visitor Bays

Tenure: Share of Freehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£460,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109391](https://www.barnardmarcus.co.uk/Property/EPS109391)



Property Ref:
EPS109391 - 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.



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