



barnard marcus

Marquis Court, Station Approach, Epsom, KT19 8BN



welcome to

Marquis Court, Station Approach, Epsom

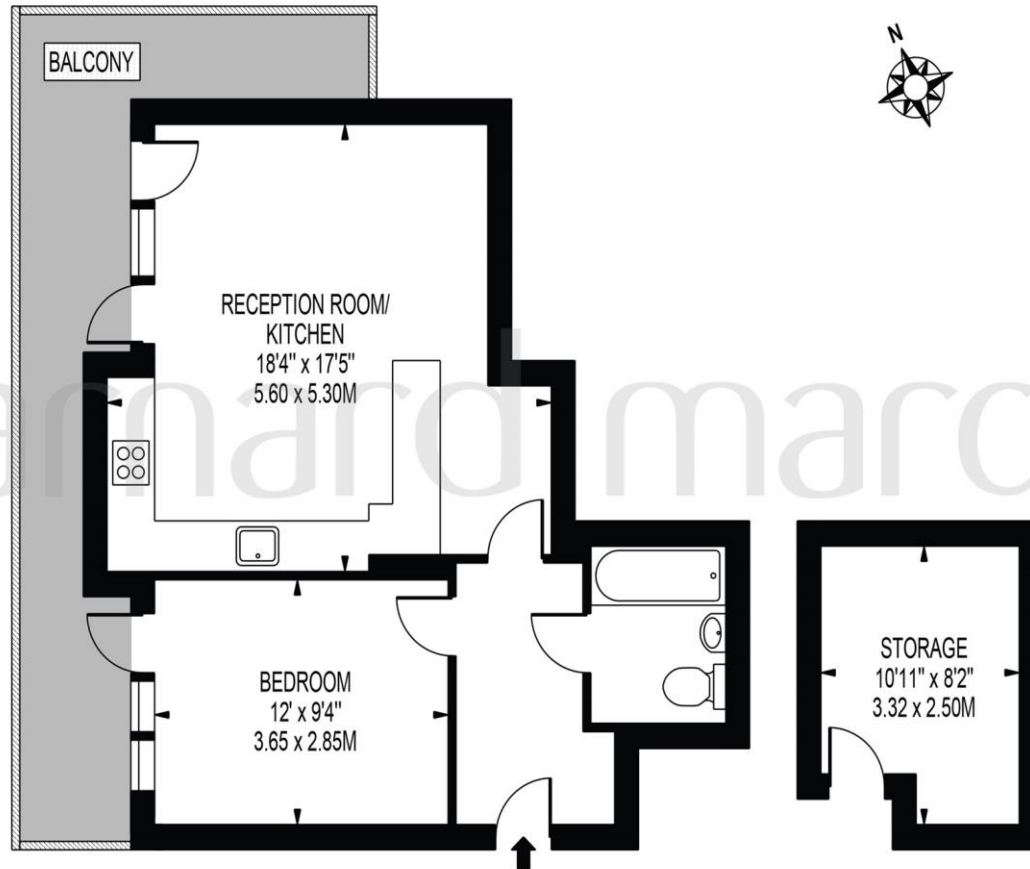
Barnard Marcus are delighted to welcome to the market this stunning top floor penthouse apartment located just a stones throw from Epsom Town centre and station with large sit on balcony with views over London & handy basement storage unit.



MARQUIS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 494 SQ FT - 45.88 SQ M
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 81 SQ FT - 7.53 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.

We are delighted to be able to offer this truly stunning penthouse apartment to the market. The fantastic home is situated just moments from Epsom Mainline station with frequent direct trains to London Waterloo, Victoria and London Bridge. The building offers a secure entry system and lift access to all floors including the basement where there is an extremely generous and very handy storage unit. The flat itself lets in an abundance of natural light throughout and has a high spec bathroom with three piece suite, open plan fitted kitchen with integrated appliances, granite work tops and gas hob, a generous sized double bedroom with direct access to the wrap around sit on balcony offering views over London, this can also be accessed from the spacious living room that has oakwood flooring with underfloor heating. An internal viewing is highly recommended to truly appreciate this unique town centre located apartment. Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre, two cinemas 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 as well as being just a short stroll from the picturesque Rosebery Park.

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- High Street Location Moments from Epsom Station
- Top Floor Penthouse Apartment
- Generous Sized Double Bedroom
- Wrap Around Sit on Balcony with Access Via Bedroom & Living Room
- Modern Open Plan Fitted Kitchen with Gas Hob
- Large Basement Storage Unit Included
- Secure Entry System & Lift Access to All Floors
- London Skyline Views

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109244](https://www.barnardmarcus.co.uk/Property/EPS109244)



Property Ref:
EPS109244 - 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.


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