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**Prospect House, Grove Close, Epsom, KT19 7NP**





**welcome to**

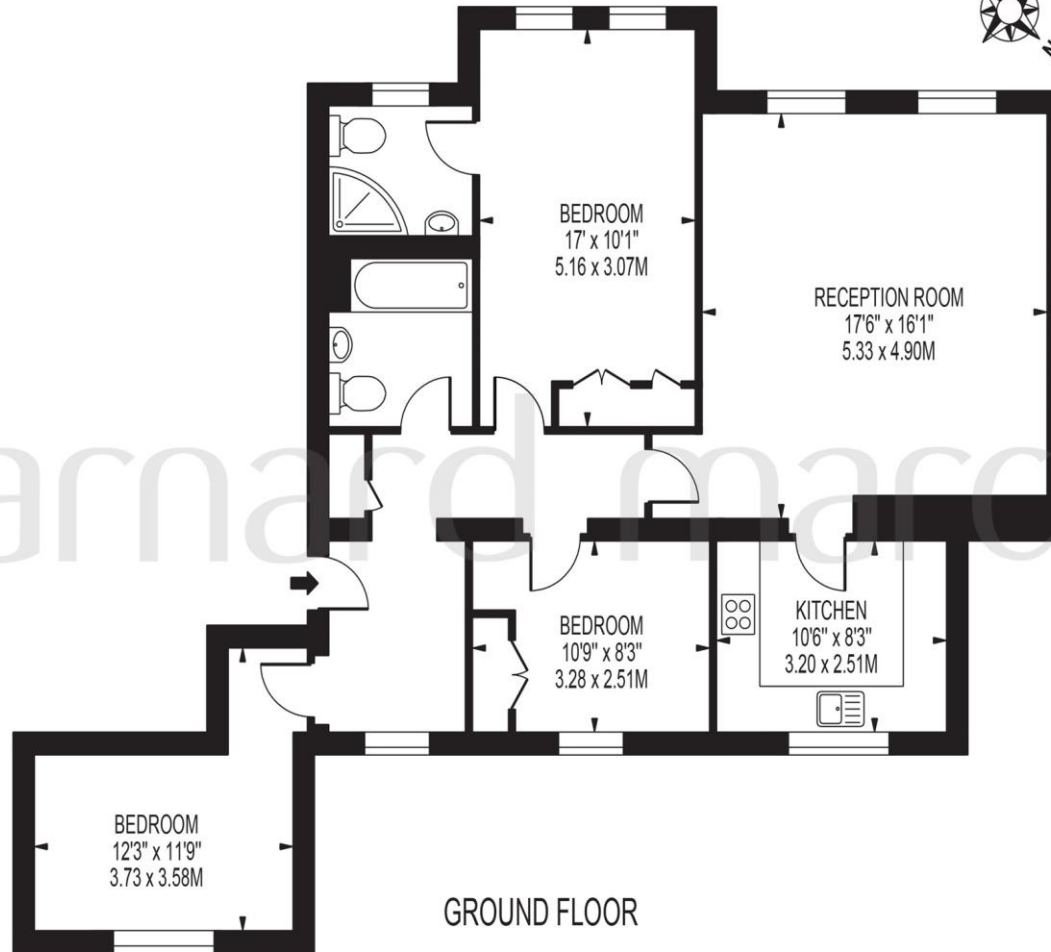
**Prospect House, Grove Close, Epsom**

Beautifully presented three bedroom ground floor apartment situated in a sought after block in the popular Clarendon Park estate. Further benefitting from great school catchment and two allocated parking spaces & no onward chain.



# PROSPECT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 972 SQ FT - 90.26 SQ M



GROUND 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.

Barnard Marcus are pleased to bring to the market a rare opportunity to buy a truly delightful apartment offering contemporary living and is set within a prestigious development on the grounds of the original Epsom Hospital. The property is on the ground floor and boasts high ceilings and quality features.

This ideal family home consists of three generous sized bedrooms, two of which have built in wardrobes with the master bedroom also benefitting from an en suite shower room. The reception room in this immaculate property is bright and leads through to the stunning fully fitted kitchen. The family bathroom is a great size and easily accessible from each room in the apartment.

Additional benefits to this lovely home is the large entrance hall with built in storage, off street parking and the location being in the highly sought after Clarendon Park Estate.

This fantastic home also has no onward chain and an internal viewing is highly recommended.

welcome to

## Prospect House, Grove Close, Epsom

- Stunning Ground Floor Apartment
- Clarendon Park Development
- Three Generous Priced Bedrooms
- Bright & Spacious Reception Room
- Bathroom & En-Suite
- Off Street Parking For Two Cars & Visitor Bay
- Built in Storage
- NO ONWARD CHAIN

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 over

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109478](https://barnardmarcus.co.uk/Property/EPS109478)



Property Ref:  
EPS109478 - 0003

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.

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