



**Rutland House, South Street, Epsom, KT18 7EZ**

**welcome to**

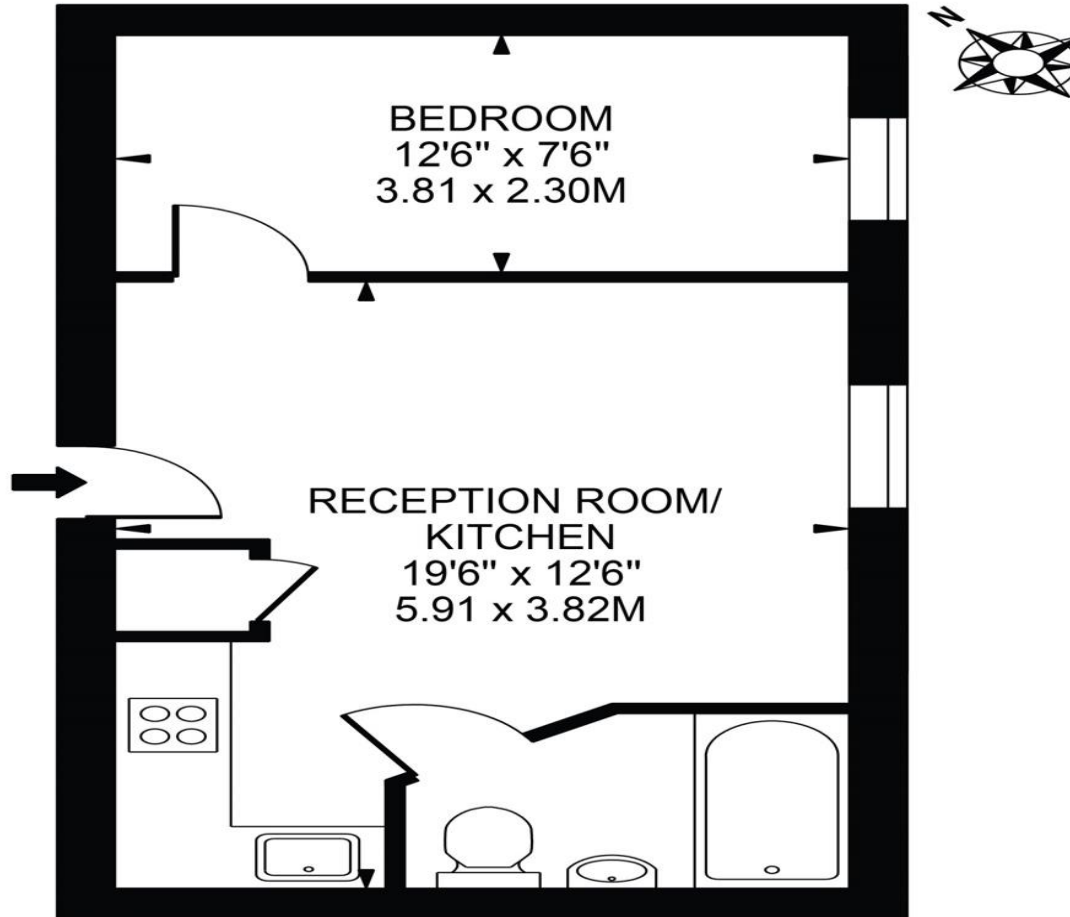
**Rutland House, South Street, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic one double bedroom purpose built flat situated in a popular high street location just moments from Rosebery Park & Epsom town centre and train station.



# RUTLAND COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 339 SQ FT - 31.54 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.

Barnard Marcus are delighted to offer to the market this modern, one bedroom apartment finished to an extremely high standard.

The bright and stunning apartment comprises of entrance hall with storage, double bedroom, a modern bathroom with shower fittings and an open plan kitchen/ reception room, fully fitted with built in appliances. This fantastic property also offers one car parking space available in the designated underground and secured parking bay.

The building offers secure entry system, lifts to all floors and lies moments from Epsom town centre featuring an array of bars, restaurants, coffee shops and a covered shopping centre. Epsom train station also offers frequent direct trains to London Waterloo, Victoria and London Bridge.

Epsom also offers lots of leisure activities with the Rainbow leisure centre, David Lloyd health club, plenty of other gyms, lots of parks including the picturesque Rosebery Park just a stones through from the front door and two cinemas and a theatre.

welcome to

## Rutland House, South Street, Epsom

- Popular High Street Location
- Moments from Rosebery Park
- Upper Floor with Lift Access to All Floors
- Fully Fitted Open Plan Kitchen
- Bathroom with Three Piece Suite

- Walking Distance to Station & Shops

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS109439](https://www.barnardmarcus.co.uk/Property/EPS109439)



Property Ref:  
EPS109439 - 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.

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.



Please note the marker reflects the postcode not the actual property



barnard marcus



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