



Ryebrook Studios, Woodcote Side, Epsom, KT18 7HD

welcome to

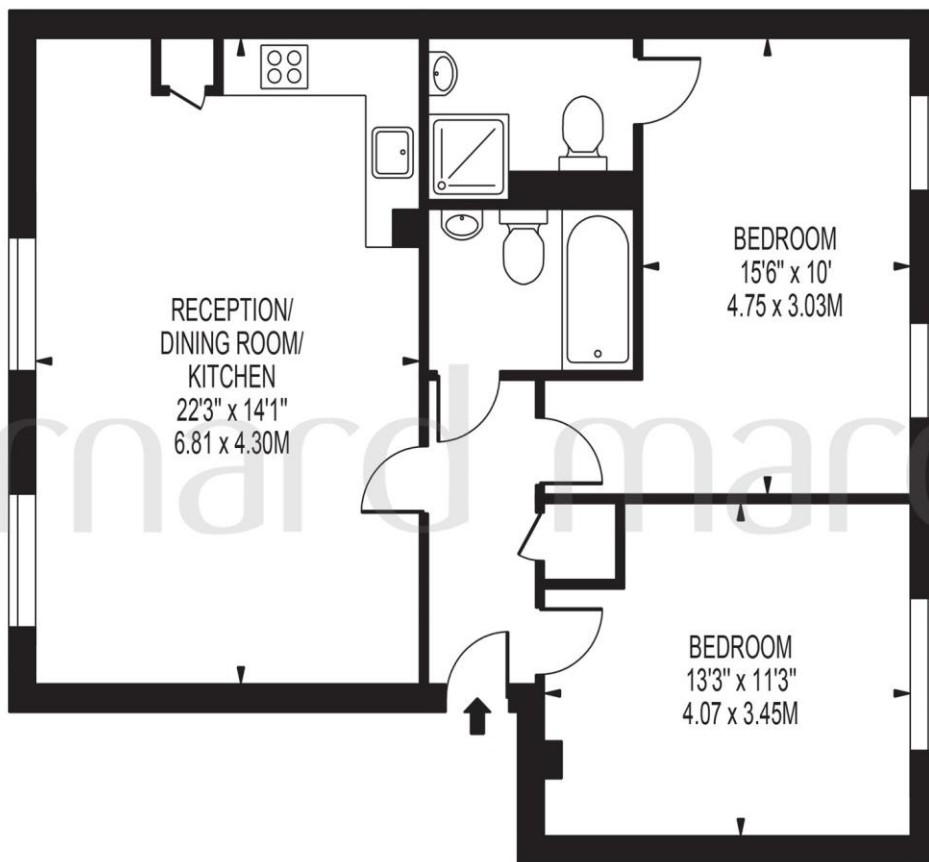
Ryebrook Studios, Woodcote Side, Epsom

Located in the highly desirable Woodcote area of Epsom, this superb two bedroom flat boasts 788 ft sq of accommodation further benefitting from off street parking and great school catchment for all ages!



RYEBROOK STUDIOS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 788 SQ FT - 73.20 SQ M



FIRST 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 be marketing this fantastic two double bedroom duplex flat set in the ever popular Woodcote Estate area of Epsom on the periphery of Epsom Common and just a stones' throw from hundreds of acres of ancient woodland. This development comes with an allocated parking bay and its own entrance. The living room is bright and spacious with an open plan fitted kitchen with integrated appliances. The master bedroom benefits from a modern en-suite shower room and the second bedroom is also a generous 13ft x 11ft and the property is completed by a fantastic bathroom with three piece suite.

The property is set within this converted commercial building that retains much of its original character and is well presented in a small block of just nine self contained apartments.

Nearby 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.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

welcome to

Ryebrook Studios, Woodcote Side, Epsom

- Set in the Highly Popular Woodcote Estate
- Two Double Bedrooms
- Open Plan Fitted Kitchen with Integrated Appliances
- Family Bathroom & En-Suite Shower Room
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109495](https://www.barnardmarcus.co.uk/Property/EPS109495)



Property Ref:
EPS109495 - 0003

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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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