



barnard marcus

**East Street, The Stanfords, Epsom, KT17 1JE**



**welcome to**

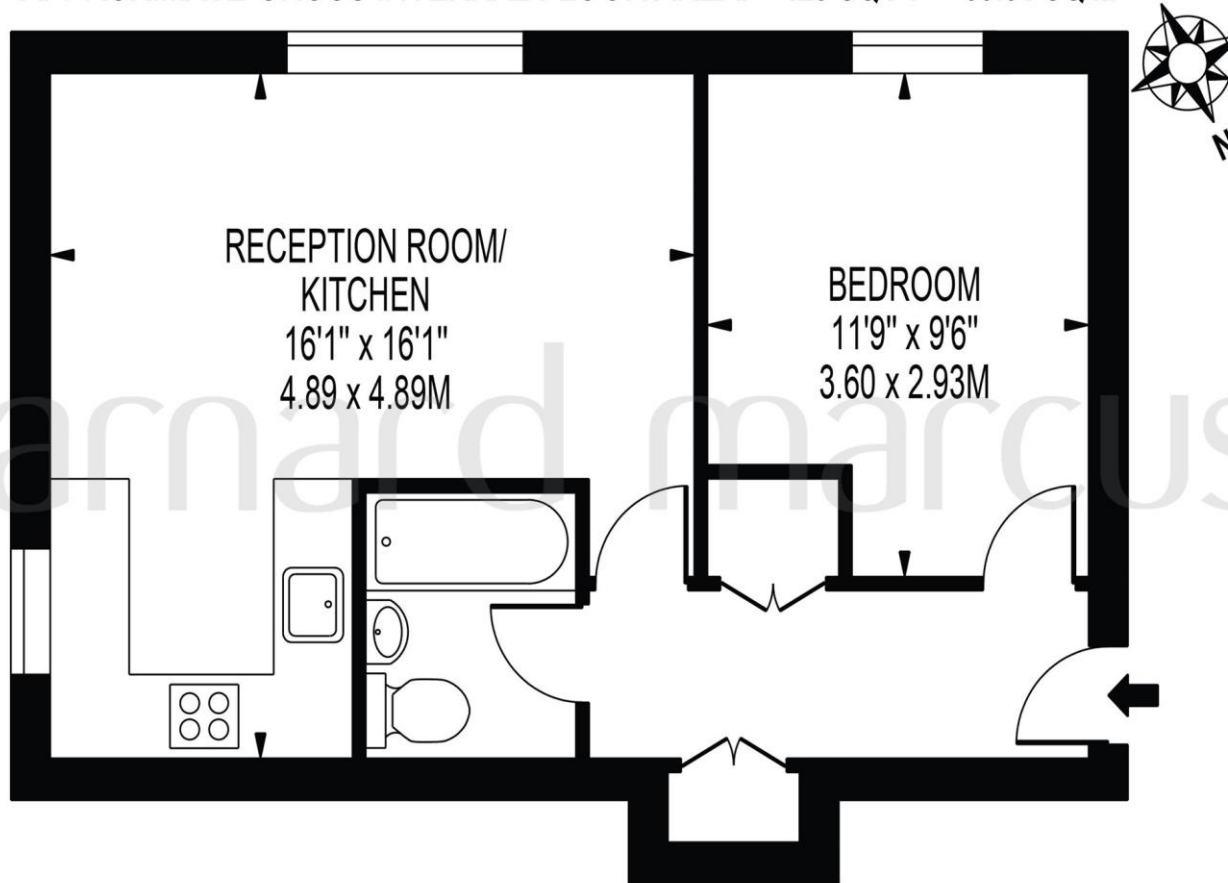
**East Street, The Stanfords, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic purpose built one bedroom ground floor flat situated in a popular development within walking distance of station, shops, schools, & parks and with residents parking & no onward chain.



# THE STANFORDS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 423 SQ FT - 39.31 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 fantastic ground floor flat benefits from double glazed windows with shutters throughout, a modern fully fitted kitchen, a stylish bathroom with a shower over the bath and a generous sized double bedroom. The location is perfect for commuting from Epsom mainline train station with frequent direct trains to London Waterloo, Victoria & London Bridge and Epsom Town centre with all its amenities is within a very short walk.

The apartment has an allocated parking space and there is also parking for visitors. Epsom Town Centre offers the Ashley Shopping Centre, theatre, two cinema's and the Rainbow Leisure Centre is less than 4 minutes from the property, Situated between Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.

**welcome to**

## **East Street, The Stanfords, Epsom**

- Purpose Built Flat
- Ground Floor
- One Double Bedroom
- Modern Bathroom
- Residents Parking

- No Onward Chain
- Walking Distance to Station, Shops & Schools
- Well Presented Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1979. 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

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108940](https://barnardmarcus.co.uk/Property/EPS108940)



Property Ref:  
EPS108940 - 0002

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.



**barnard marcus**



**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



2 Kings Shade Walk, The Ashley Centre,  
EPSOM, Surrey, KT19 8EB



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**