



Ashurst, Ashley Avenue, Epsom, KT18 5BL

welcome to

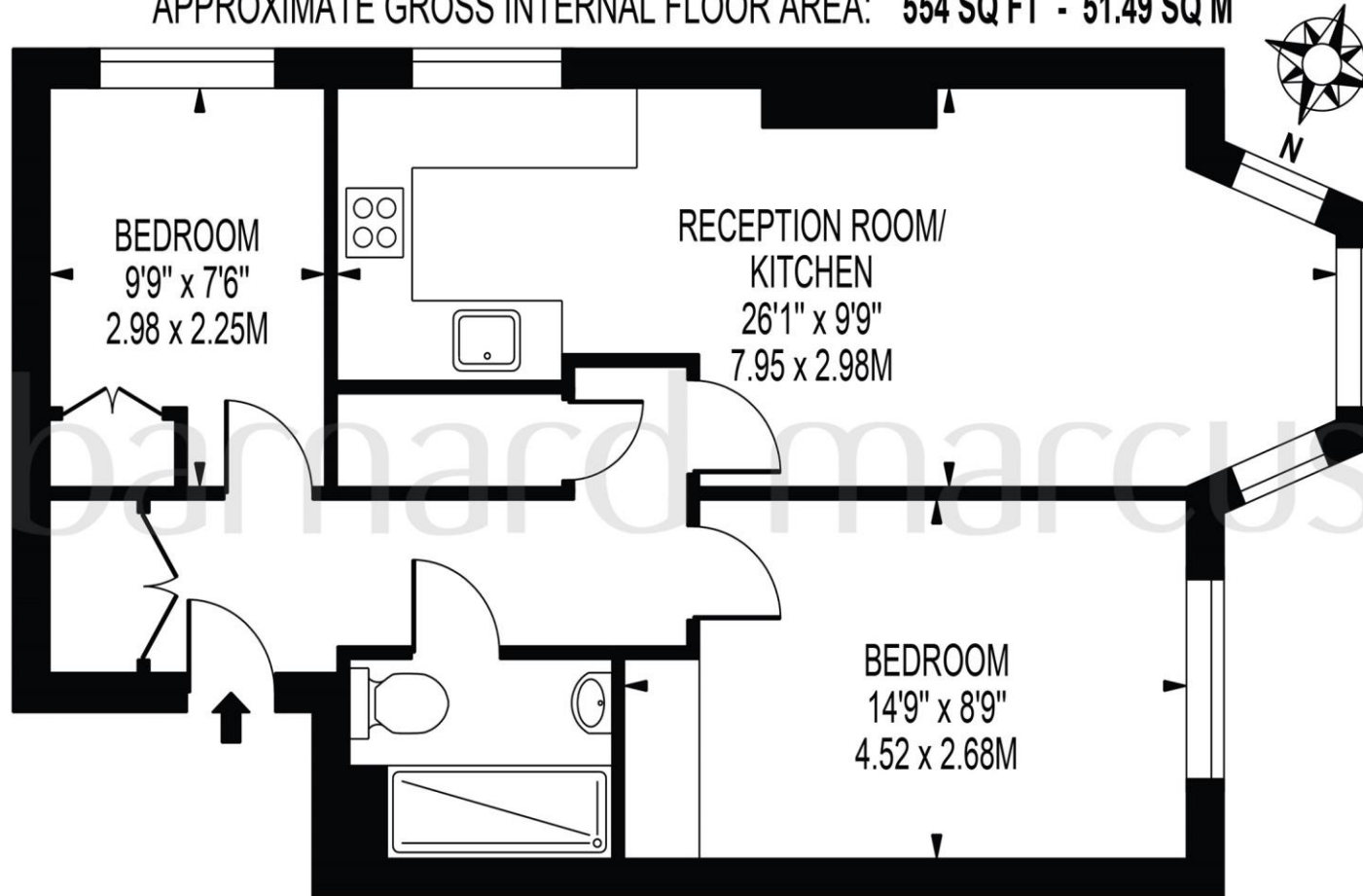
Ashurst, Ashley Avenue, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic two bedroom top floor retirement flat situated in a popular town centre located development with no onward chain, with a communal lounge, emergency pull cords and in house manager



ASHURST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 554 SQ FT - 51.49 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 popular development is situated on Ashley Avenue, just moments from the town centre of Epsom featuring a covered shopping centre and plenty of coffee shops, bars and restaurants. Epsom Train station is also just minutes away and offers frequent direct trains to London Waterloo, Victoria and London Bridge and there is frequent buses in all directions.

This fantastic development is also just a stones throw from the picturesque Rosebery Park.

Inside the development has a residents lounge and an onsite manager.

The property itself is situated on the top floor and has two bedrooms, a bathroom with three piece suite, fitted kitchen, storage cupboards and is double glazed throughout.

The property comes with no forward chain and is available to view immediately.

welcome to

Ashurst, Ashley Avenue, Epsom

- Retirement Property
- Top Floor
- Two Bedrooms
- Communal Lounge
- Emergency Pull Cords

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. 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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109506



Property Ref:
EPS109506 - 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.



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