



The Driftbridge, Reigate Road, Epsom, KT17 3JZ

welcome to

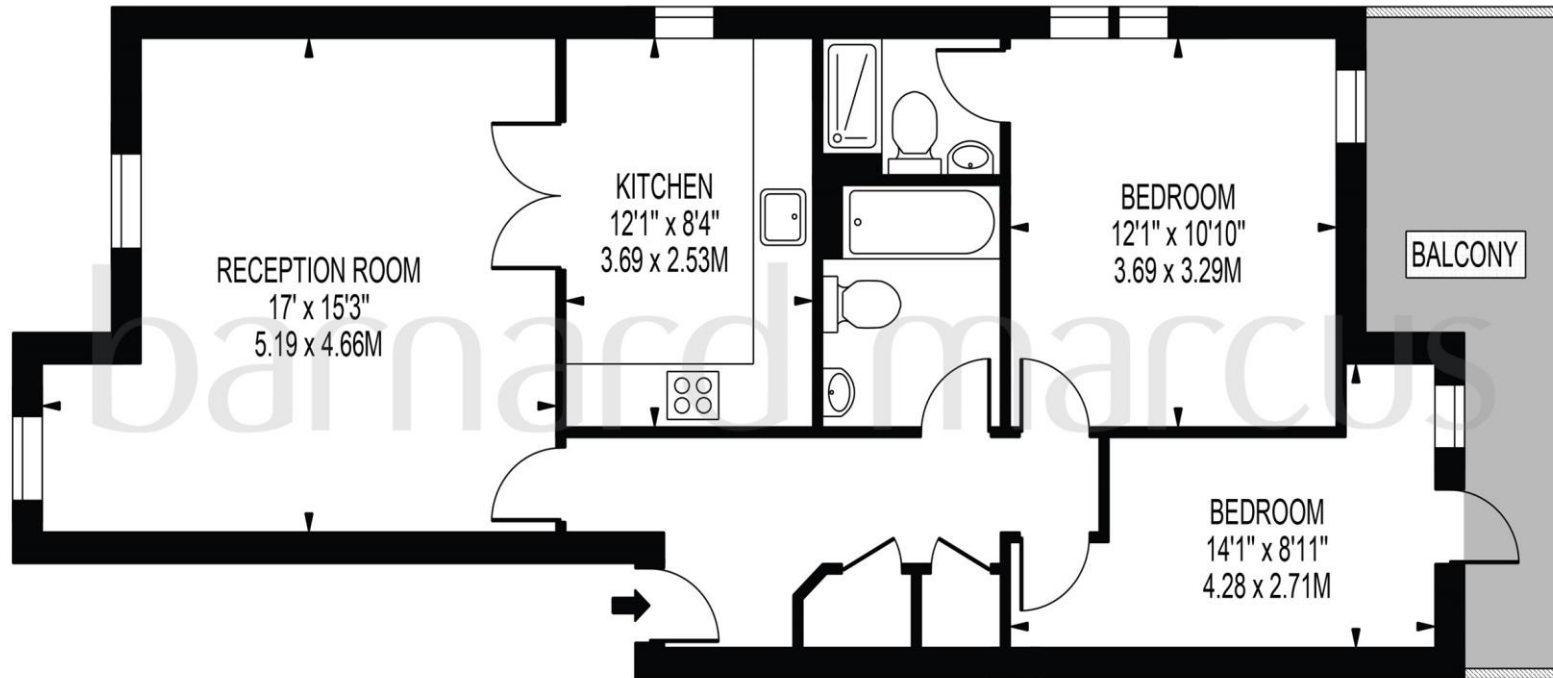
The Driftbridge, Reigate Road, Epsom

Guide Price £325,000 - £350,000 - Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom second floor apartment! Located in a popular development close to shops & station with two bedrooms, modern fitted kitchen, allocated parking space and balcony



DRIFTBRIDGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.65 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.

We are delighted to be able to offer this stunning second floor apartment to the market. Set in a popular development just 0.3 miles from Epsom Downs train station with frequent direct trains to London and just a stone's throw from a handy parade of shops including a Tesco Express. The property is light and spacious throughout with a welcoming hallway leading to a large light filled living room that has double doors to a modern fitted kitchen with integrated appliances and gas hob. There is also a main bathroom with three piece suite and the Master bedroom benefits from an en-suite shower room too, there is also another double bedroom and both the bedrooms lead out onto a lovely sit on balcony overlooking the communal garden. This fantastic home also comes with an allocated parking space, has gas central heating throughout and is in good decorative order. The Driftbridge is an attractive development located between the popular towns of Epsom and Banstead. The original building dates back to the 1930's and was formally a Developed and extended back in 2007 the building retains much of its original charm and offers well finished, luxuriously appointed apartments.

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The Driftbridge, Reigate Road, Epsom

- Guide price £325,000 - £350,000
- Two Double Bedrooms
- Two Bathrooms
- Sit on Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109612



Property Ref:
EPS109612 - 0005

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



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



barnardmarcus.co.uk