



St Andrews House, High Street, Epsom, KT19 8AH

welcome to

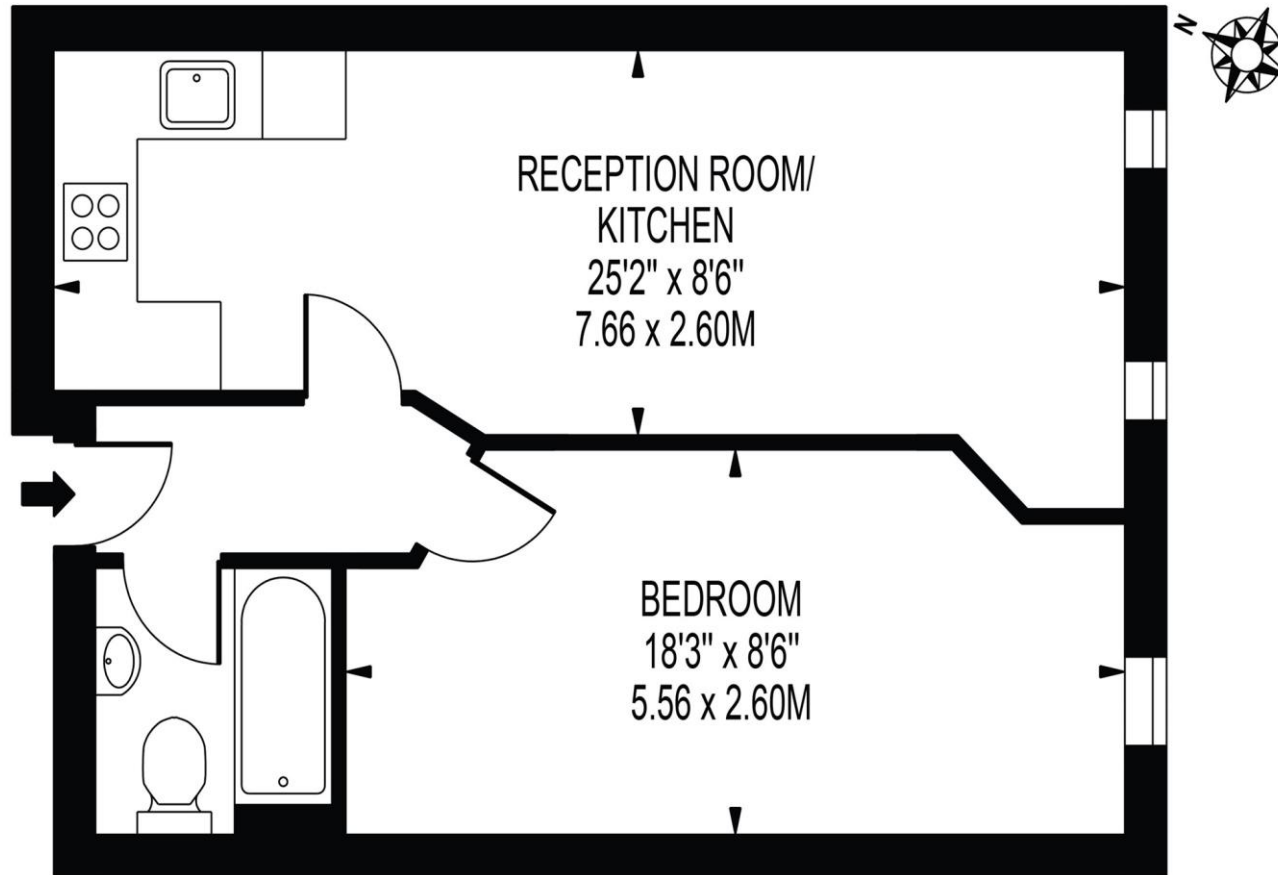
St Andrews House, High Street, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic one double bedroom first floor flat located on Epsom High street in a popular modern development just moments from Epsom Station.



ST. ANDREW'S HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 438 SQ FT - 40.6 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 first floor flat is located on the vibrant Epsom high-street offering a huge variety of shops, bars, restaurants and eateries. The property is situated in a popular modern development with secure entry system, communal hallway leading to stairs to the first floor.

The flat itself is well presented throughout with a bathroom with three piece suite, generous sized double bedroom, and a spacious open plan living room with wood floors and a fitted kitchen with gas hob.

The home also benefits from gas central heating and is double glazed throughout. The home comes with no onward chain is ideally located just a stones throw from Epsom Train station with frequent direct trains to London Waterloo (approximately a 36 minute journey), Victoria (approximately a 40 minute journey) and London Bridge.

Epsom also offers two cinemas, a theatre, leisure centre, library, plenty of gyms and a David Lloyd health club.

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St Andrews House, High Street, Epsom

- High-Street Location
- First Floor
- One Double Bedroom
- Bathroom with Three Piece Suite
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 108 years from 05 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS106269



Property Ref:
EPS106269 - 0007

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