



**Harvey Court, Sandy Mead, EPSOM, KT19 7NH**



**welcome to**

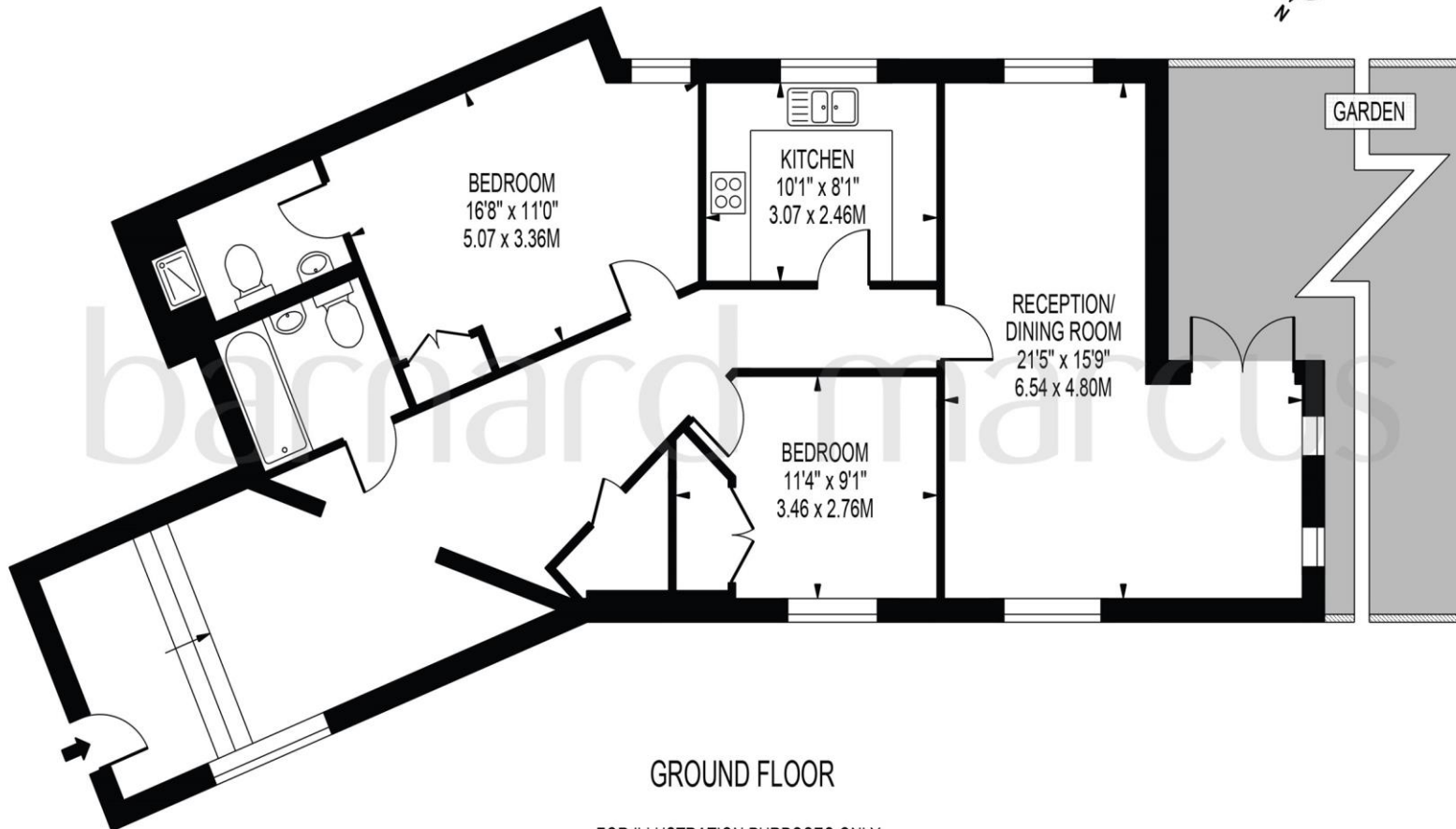
**Harvey Court, Sandy Mead, EPSOM**

Barnard Marcus are delighted to be marketing this fantastic two double bedroom ground floor apartment set in a gated Victorian conversion development with over 970 years lease, private patio and two allocated parking bays.



# HARVEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1029 SQ FT - 95.60 SQ M



GROUND 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.

This stunning home lies in the ever popular Clarendon Park in a gated development containing Victorian Conversion apartments. The property comes with a private patio, two allocated parking bays and a lease of approx 975 years remaining.

This highly desirable property is offered in immaculate condition throughout, with many period features such as a feature fireplace, high ceilings and sash windows. There is a secure entry system, you are greeted by a wonderful tri-aspect living / dining room letting in an abundance of natural light and further complemented by a south facing sunny private patio. The modern kitchen comes fully fitted with sleek soft close cabinets and fully equipped with high-end appliances. There are two spacious double bedrooms both with ample wardrobes and the main bedroom boasts a luxurious en-suite shower whilst the home is completed by a family bathroom complete with three piece suite.

Residents can enjoy the well maintained communal gardens surrounding the building and a peaceful setting within the secluded parkland setting of Clarendon Park, as well as easy access to the nearby David Lloyd Leisure Centre, Horton Park and local shopping including a handy Tesco express.

An internal viewing is highly recommended to truly appreciate all this lovely home has to offer.

**welcome to**

## **Harvey Court, Sandy Mead, EPSOM**

- Gated Victorian Conversion Development
- Ground Floor Flat
- Two Generous Sized Double Bedrooms
- Tri-Aspect Living / Diner
- Bathroom & En-Suite Shower Room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109242](https://barnardmarcus.co.uk/Property/EPS109242)



Property Ref:  
EPS109242 - 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.



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