



Novellus Court, South Street, Epsom, KT18 7PX

welcome to

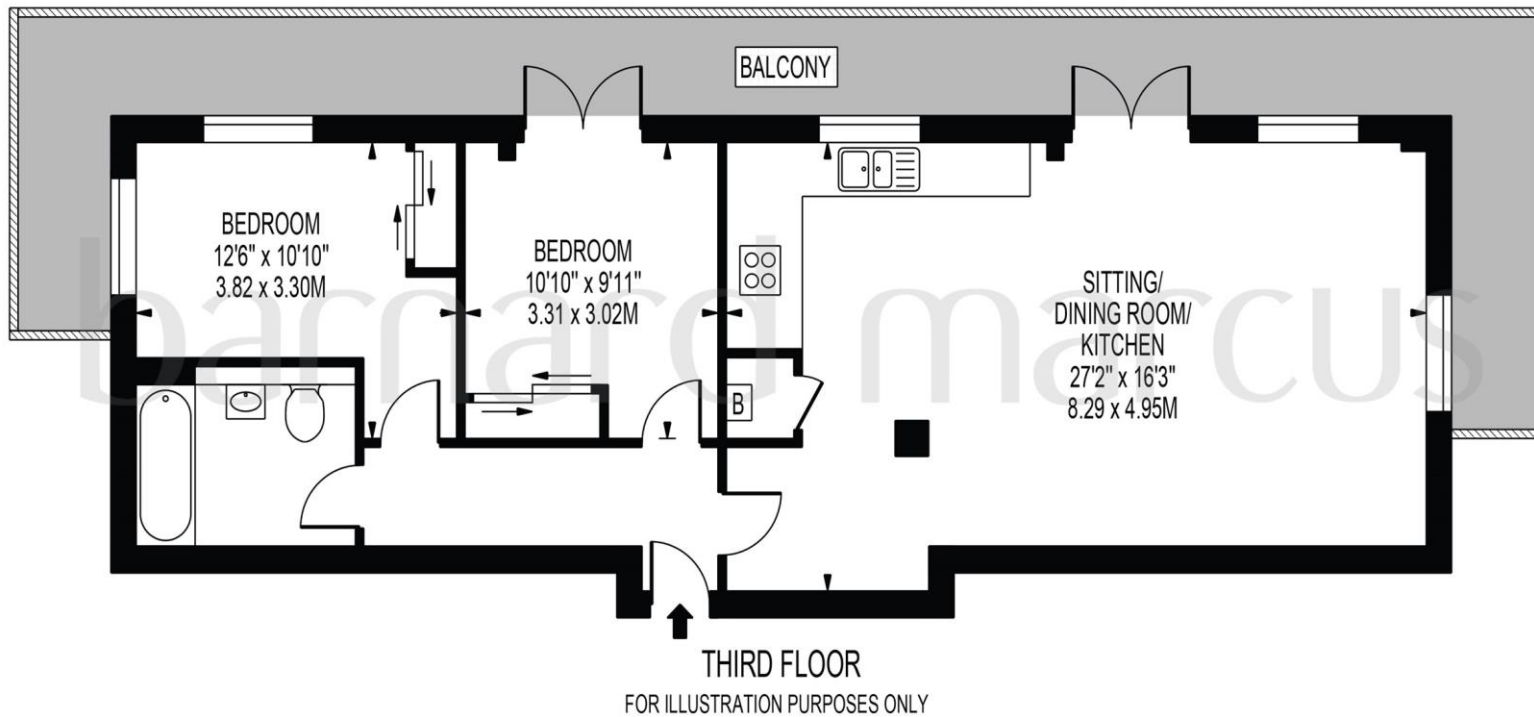
Novellus Court, South Street, Epsom

Barnard Marcus are delighted to welcome to the market this stunning top floor penthouse apartment situated just a stones throw from Epsom town centre & station with a wrap around terrace with views over Rosebery Park & underground car park.



NOVELLUS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 757 SQ FT - 70.33 SQ M



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 simply stunning and wonderfully light and airy two bedroom penthouse apartment measures over 750sq feet and is on the third (top) floor of a smart lift-serviced building near Epsom town centre and station offering frequent direct trains to London Waterloo, Victoria & London Bridge. It has spacious living room with plenty of space for dining, with a smart open-plan kitchen. Double doors from both the living room and one of the bedrooms open onto a wraparound terrace offering lovely views of greenery towards both Mounthill Gardens and Rosebery Park. The apartment has a bright, contemporary decor throughout and lets in an abundance of natural light with double glazed windows and doors complete with made to measure shutter blinds. This fantastic home also comes with a secure underground parking space and offers lift access to all floors with a secure entry system.

Novellus Court is a converted office block on South Street in Epsom, located in a highly convenient location for the town centre, train station, and nearby Rosebery Park. Epsom Town centre offers an array of shops, bars and eateries as well as two cinema's, a theatre, a host of gyms & David Lloyd health club. There is also excellent options for nurseries, primary, & secondary schools.

welcome to

Novellus Court, South Street, Epsom

- Stunning Penthouse Apartment
- Two Bedrooms
- Lift Access to All Floors
- Underground Parking
- Wrap Around Terrace

- Modern Open Plan Fitted Kitchen
- View Over Roseberry Park

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109763



Property Ref:
EPS109763 - 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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