



**The Driftbridge, Reigate Road, Epsom, KT17 3JZ**



**welcome to**

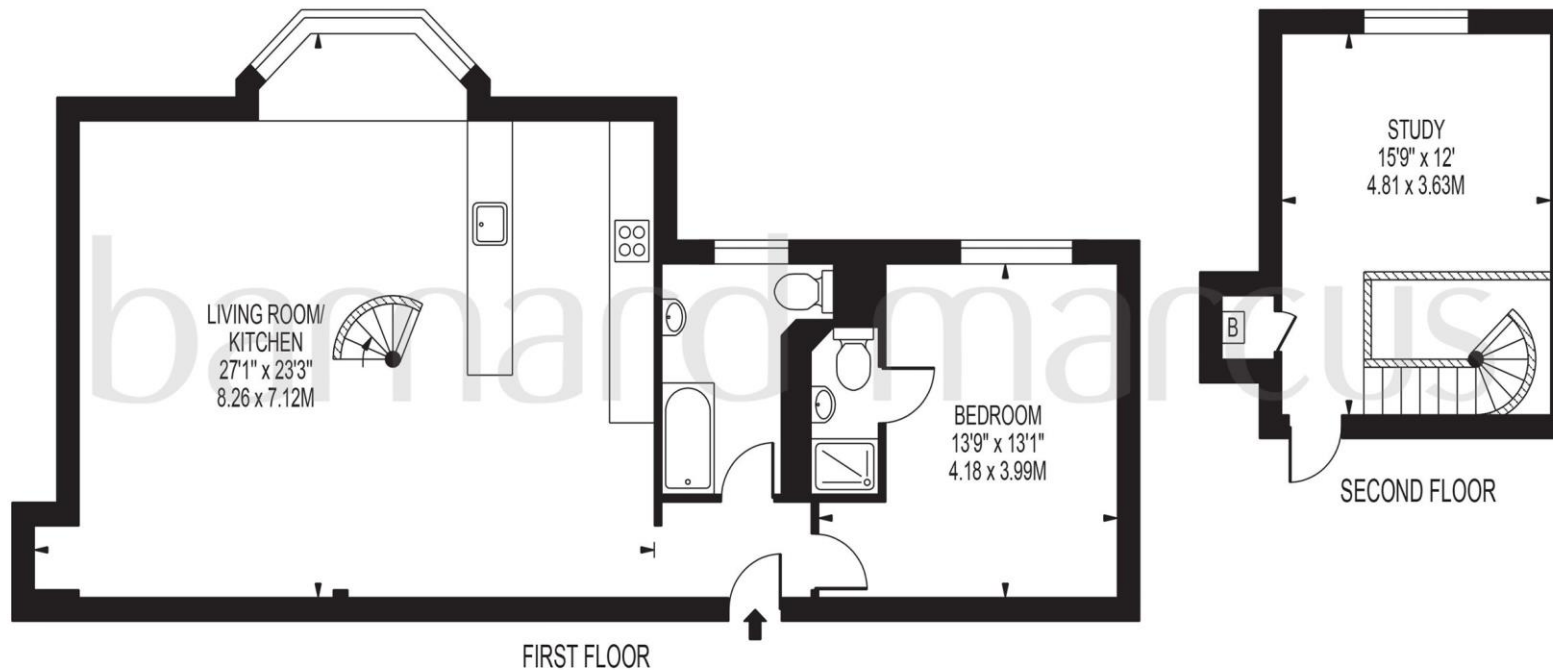
**The Driftbridge, Reigate Road, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning first floor two double bedroom duplex flat originally the show home for the development situated in a popular and character filled development with allocated parking space & no forward chain.



## THE DRIFTBRIDGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1004 SQ FT - 93.23 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 first floor duplex apartment to the market this particular flat was originally the show home and the only Duplex in the development. 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 large light filled living room with a modern open plan fitted kitchen with integrated appliances and gas hob. There is spiral staircase leading to the double bedrooms with the master offering an en-suite shower room and a further bathroom complete with three piece suite. This fantastic home also comes with an allocated parking space to the front of the building, has gas central heating throughout & gas fire with remote and is in good decorative order with no forward chain.

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.

welcome to

## The Driftbridge Reigate Road, Epsom

- Stunning Duplex Flat
- First Floor
- Two Double Bedrooms
- Allocated Parking Space (to front of building)
- Modern Open Plan Kitchen with Integrated Appliances

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£425,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS108893](https://barnardmarcus.co.uk/Property/EPS108893)



Property Ref:  
EPS108893 - 0004

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.



Please note the marker reflects the  
postcode not the actual property



barnard marcus



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