



Ladas House, Woodcote Road, Epsom, KT18 7QS

welcome to

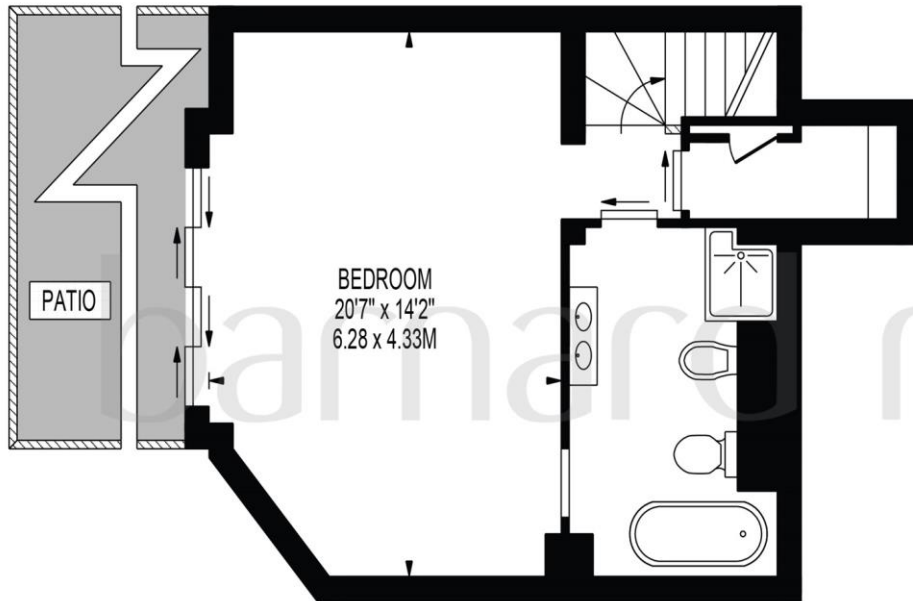
Ladas House, Woodcote Road, Epsom

Rare to the market, this split level character converted apartment is located in the highly sought after 'Woodcote Area' of Epsom and benefits from an abundance of charming features blended with modern/contemporary fittings - contributing to a very unique home. Immediate inspection is advised.

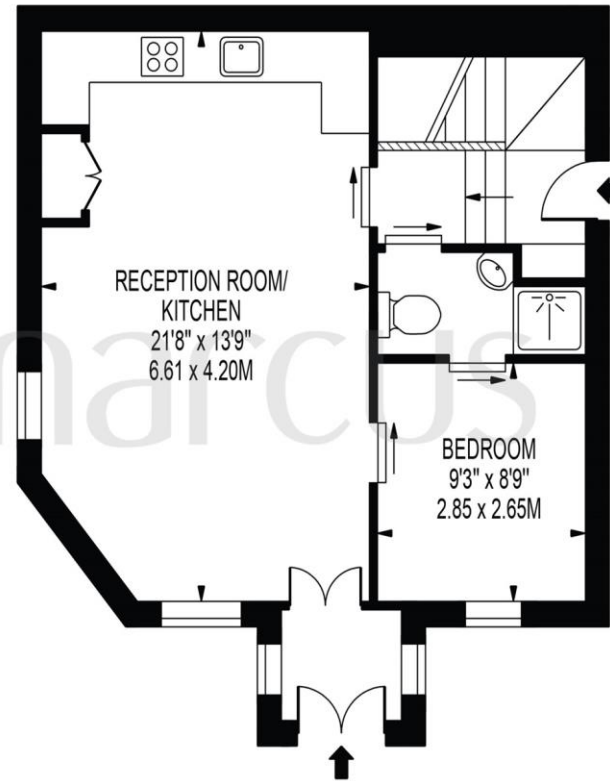


LADAS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 975 SQ FT - 90.58 SQ M



BASEMENT



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.

Barnard Marcus are very proud to present to the market this stunning two bedroom split level character apartment which is also located in the highly regarded and popular 'Woodcote Area' of Epsom, only 0.5 miles to the commuter friendly rail station and close to the popular RAC club. Completely unique and unlike anything else you will find on the market, the stunning accommodation is set across two floors and profits from stylish decor throughout totalling an impressive 980 sq ft. In our opinion, the heart of this really lovely home lies in very spacious and bright open plan kitchen/reception area with large sash windows and marble floors, however the master bedroom which is located on the lower ground level gives an especial impression with contemporary bi-folding doors leading to a private patio space and access to walk in wardrobe/cupboard space. Other noteworthy mentions include Italian designed three-piece family bathroom with His & Her sinks, another bathroom with Jack & Jill arrangement, modern fitted kitchen with feature granite worktops and twin porcelain butler sink, Second bedroom which can also be transformed into a home office and Porch area via own front door. Epsom rail station offers direct links into London Waterloo, London Victoria and London Bridge in less than 45 minutes whilst the town centre benefits from a plethora of popular Cafe's, Bars and restaurants. For those who enjoy entertainment, Epsom theatre and cinema are also within walking distance.

welcome to

Ladas House, Woodcote Road, Epsom

- Stunning Two Bedroom Period Apartment
- Gated Parking
- Underfloor Heating To The Downstairs
- Woodcote Area Of Epsom Only 0.5 Miles To Epsom Rail Station
- Full Alarm System/Nest Camera & Heating
- Bi - Folding Doors, Patio Garden & Outdoor Terrace
- Outstanding School Catchment

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

01372 740911



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109833



Property Ref:
EPS109833 - 0003

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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