



Imperial House, East Street, Epsom, KT17 1EY

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welcome to

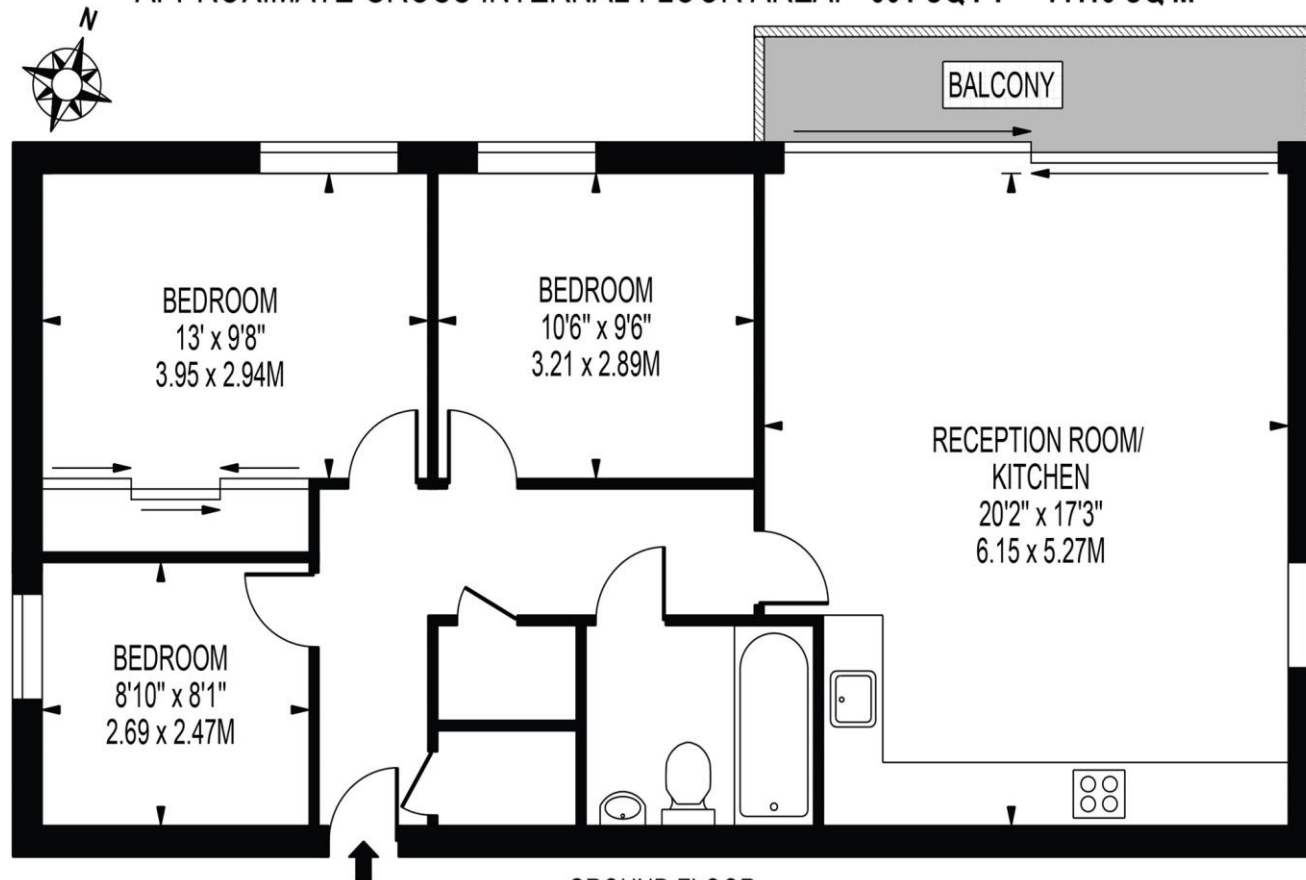
Imperial House, East Street, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom ground floor flat situated in an extremely popular modern development with allocated parking space, private sit on balcony and finished to a high spec throughout & situated just moments from Epsom Town Centre.



IMPERIAL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.18 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 fantastic ground floor flat lies in a favourable position within this sought after development allowing an abundance of natural light throughout and has a secure entry system, lift access to all floors and a 250 year lease!

Having only been built and finished in late 2020, this well-proportioned apartment enjoys a spacious dual aspect open plan lounge/kitchen/diner with integrated appliances & patio doors to a large private sit on balcony.

This modern apartment offers an impressive entrance hallway, three bedrooms, high spec bathroom with three piece suite and allocated parking bay.

The apartment is situated in a perfect area for schools, shops, bars, eateries, parks & within walking distance to Epsom station with frequent direct trains to London Waterloo, Victoria & London Bridge

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

welcome to

Imperial House, East Street, Epsom

- Stunning Modern High-Street Located Development
- Secure Entry System & Lift Access to All Floors
- Ground Floor
- Three Bedrooms
- Large Private Sit on Balcony
- Allocated Parking Space
- Walking Distance to Shops, Station, Bars & Eateries
- High Spec Finish Throughout

Tenure: Leasehold EPC Rating: C

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.

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

EPS109781 - 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.

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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.