



Mentmore House, Dalmeny Way, EPSOM, KT18 7EF

welcome to

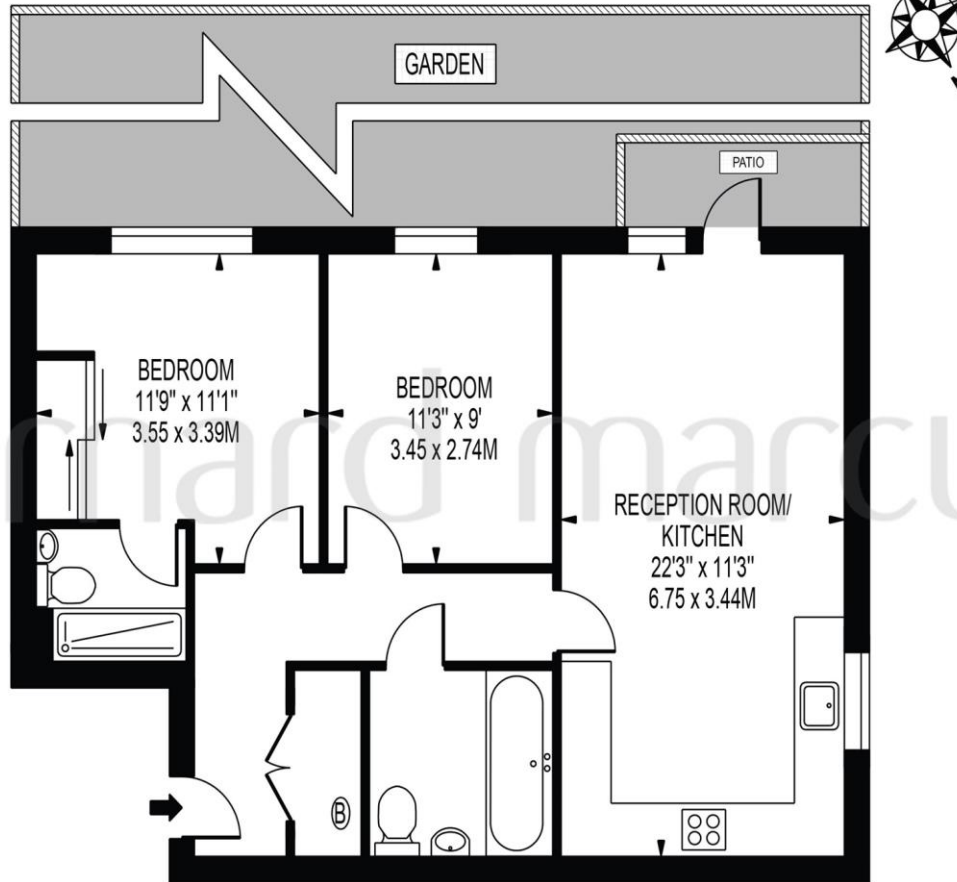
Mentmore House, Dalmeny Way, EPSOM

Set within a popular modern development, this light-filled and beautifully maintained ground floor apartment enjoys direct access to a patio area and quiet communal garden, and is situated in an excellent position within this small cul-de-sac just moments from the heart of Epsom Town Centre.



MENTMORE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 664 SQ FT - 61.66 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.

The apartment has a video security entry phone and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with dual aspect windows and direct access to a private patio & communal garden with laid to lawn. The property also benefits from open plan fitted kitchen with integrated appliances including gas hob, impressive master bedroom with built-in wardrobes and en-suite shower room, a second double bedroom and finally a modern bathroom with three piece suite. Further noteworthy points to mention include further large cupboard within the entrance hall, gas central heating throughout, double glazed windows and use of the communal gardens with handy outdoor storage cupboard and residents parking bay.

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 bars, restaurants and eateries.

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

Mentmore House, Dalmeny Way, EPSOM

- Ground Floor Flat
- Two Double Bedrooms
- Town Centre Location Moments From Shops, Schools, & Station
- Direct Access to Communal South Facing Garden Overlooking Greenery
- Bathroom & En-Suite Shower Room

- Modern Fitted Kitchen with Gas Hob
- Secure Video Entry System
- Allocated Parking Bay & Outdoor Storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109753



Property Ref:
EPS109753 - 0009

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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