The Old Courthouse, The Parade, Epsomm KT18 5FA

barnard marcus

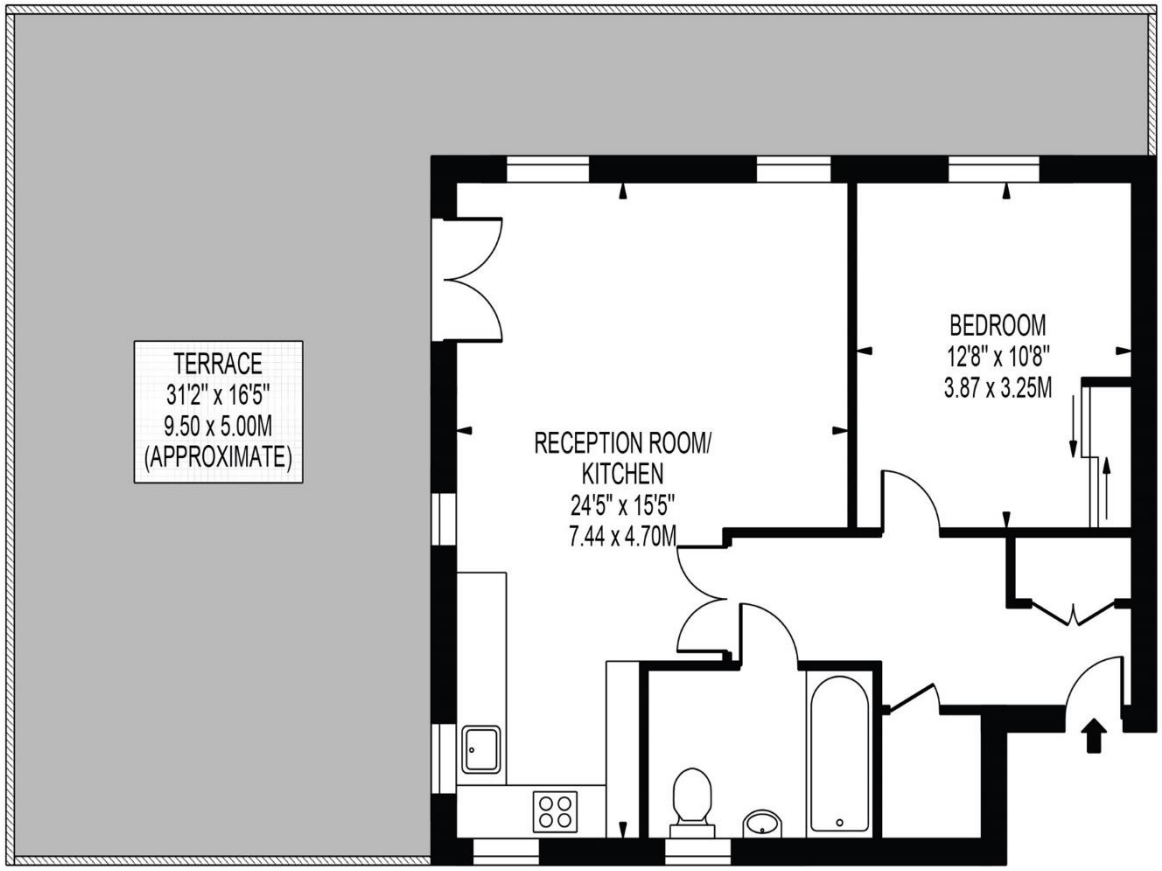
welcome to

The Old Courthouse, The Parade, Epsom

Barnard Marcus are delighted to welcome to the market this stunning ground floor flat set in an extremely popular modern development just moments from Epsom station & shops. The property also offers its own private garden & patio area and has no onward chain.

THE OLD COURTHOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **616 SQ FT - 57.24 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 one double bedroom ground floor apartment really is one of the stand out flats in the building. The development was completed in 2012 and is located in a great central location within walking distance to the station & is finished to a high standard offering contemporary living. This one bedroom flat benefits from a large master bedroom with fitted storage, large open plan living room with direct access to a private garden & patio area, fitted kitchen with integrated appliances, family bathroom with three piece suite, utility cupboard and further storage cupboard and secured, underground, gated parking and your own allocated space, also with bike storage. There is also lift access to all floors.

Location:

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 international airports.

welcome to

The Old Courthouse, The Parade, Epsom

- Popular Modern Development
- Ground Floor
- Direct Access to Private Garden
- One Double Bedroom
- Underground Car Park with Allocated Parking Bay
- No Onward Chain
- Secure Entry System
- Moments From Shops & Epsom Station

Tenure: Leasehold EPC Rating: B
Council Tax Band: 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.

guide price

£325,000

view this property online barnardmarcus.co.uk/Property/EPS109786

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
EPS109786 - 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.

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