



Chelsea Court, The Parade, Epsom KT18 5FE

welcome to

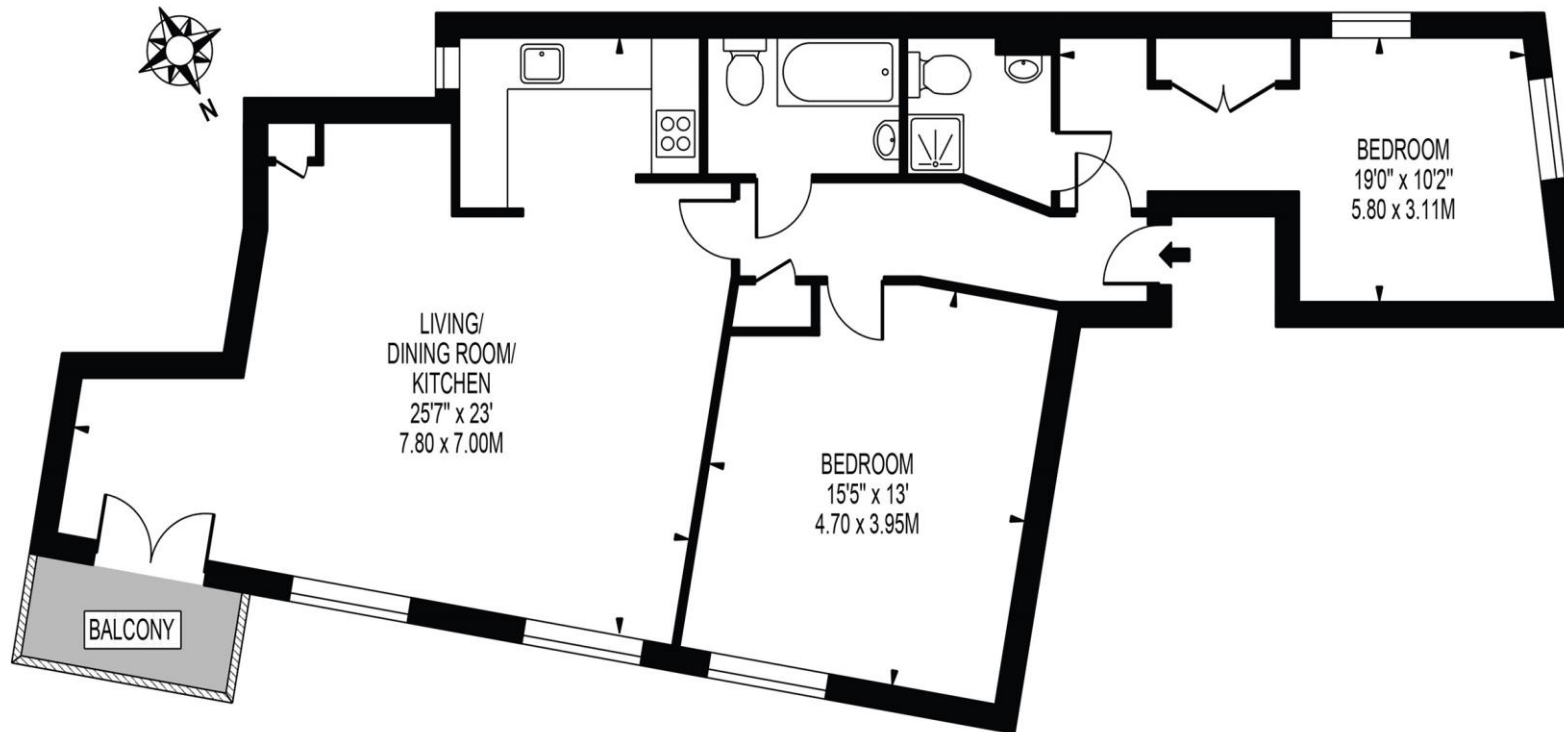
Chelsea Court, The Parade, Epsom

Barnard Marcus are delighted to be marketing this fantastic two double bedroom flat set on 'The Parade' with a secure entry system, balcony, bathroom and shower room, allocated parking space & no onward chain.



CHELSEA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 943 SQ FT - 87.60 SQ M



SECOND 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 well presented & spacious two bedroom two bathroom apartment is located on the second floor of a small secure purpose-built block located just off Epsom high-street. Measuring over 900sq feet, the flat offers a modern fitted kitchen with gas hob, a bathroom with three piece suite and ensuite shower room, built-in wardrobes in both bedrooms and spacious living / diner with balcony. The apartment is in good decorative order, with gas central heating throughout, and benefits from an allocated off-street parking space, and is offered to the market with no onward chain.

Chelsea Court is located on The Parade, a no-through road just off Epsom High Street and moments from all the shops, bars and restaurants that the area has to offer. Epsom train station is also just a stones throw away and offers frequent direct services into London Waterloo, Victoria & London Bridge. There are various sought-after schools in the area and the green open spaces of Rosebery Park are just around the corner.

There is also numerous gyms, golf clubs, tennis courts and cycle and bridal paths close by.

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- CHAIN FREE
- High Street Location
- Two Double Bedrooms
- Bathroom & Shower Room
- Modern Fitted Kitchen with Gas Hob

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1789.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Mar 1999.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109916



Property Ref:

EPS109916 - 0007

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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