



The Driftbridge Reigate Road, Epsom KT17 3JZ

welcome to

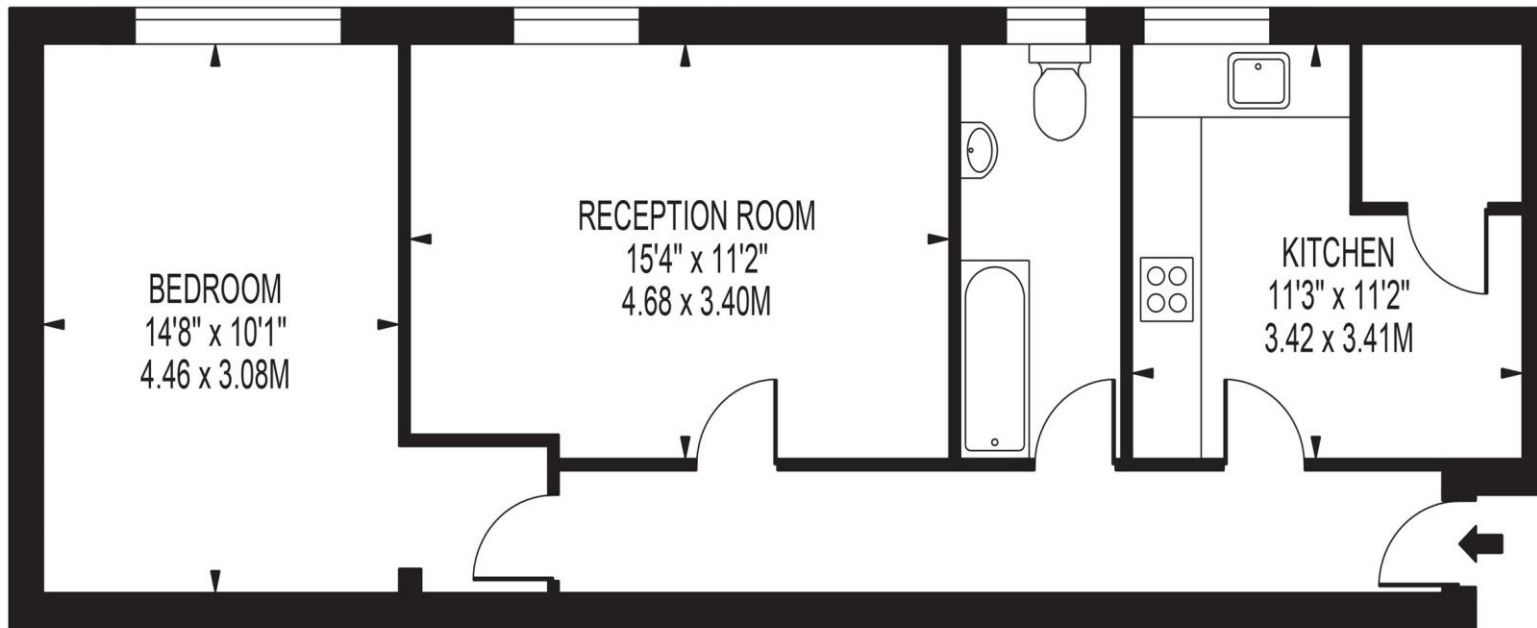
The Driftbridge Reigate Road, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic ground floor one double bedroom flat set in a popular and character filled development with no onward chain.



THE DRIFTBRIDGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.28 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.

We are pleased to present to the market this superbly appointed ground floor apartment, ideally situated within a sought-after residential development just 0.3 miles from Epsom Downs railway station, offering frequent direct services to central London. The property enjoys close proximity to a convenient parade of local shops, including a Tesco Express, enhancing its appeal for commuters and residents alike.

Key Features:

- Generously proportioned living area boasting elegant exposed timber beams
- Contemporary fitted kitchen with integrated appliances and gas hob
- Spacious double bedroom with ample natural light
- Modern three-piece bathroom suite
- Gas central heating throughout
- Offered to the market with no onward chain

The Driftbridge is a distinctive and characterful development located between the desirable towns of Epsom and Banstead. Originally constructed in the 1930s and formerly serving a different purpose, the building was sensitively developed and extended in 2007 to retain its period charm while introducing a selection of luxurious, well-appointed residences.

This property represents an exceptional opportunity for purchasers seeking a combination of heritage architecture and modern living in a highly convenient location.

welcome to

The Driftbridge Reigate Road, Epsom

- Popular Development
- Ground Floor
- One Double Bedroom
- Modern Fitted Kitchen with Gas Hob
- Bathroom with Three Piece Suite

Tenure: Leasehold EPC Rating: C

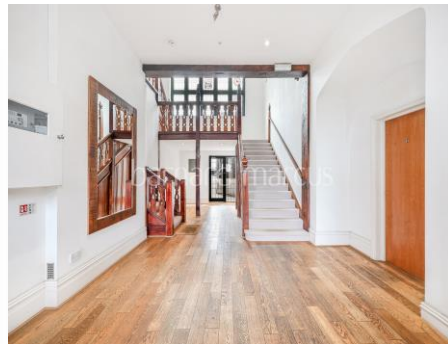
Council Tax Band: D Service Charge: Ask Agent

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.

guide price

£270,000



view this property online barnardmarcus.co.uk/Property/EPS110026



Property Ref:
EPS110026 - 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.



Please note the marker reflects the postcode not the actual property



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