



barnard marcus

**Briavels Court, Downs Hill Road, Epsom, KT18 5HP**



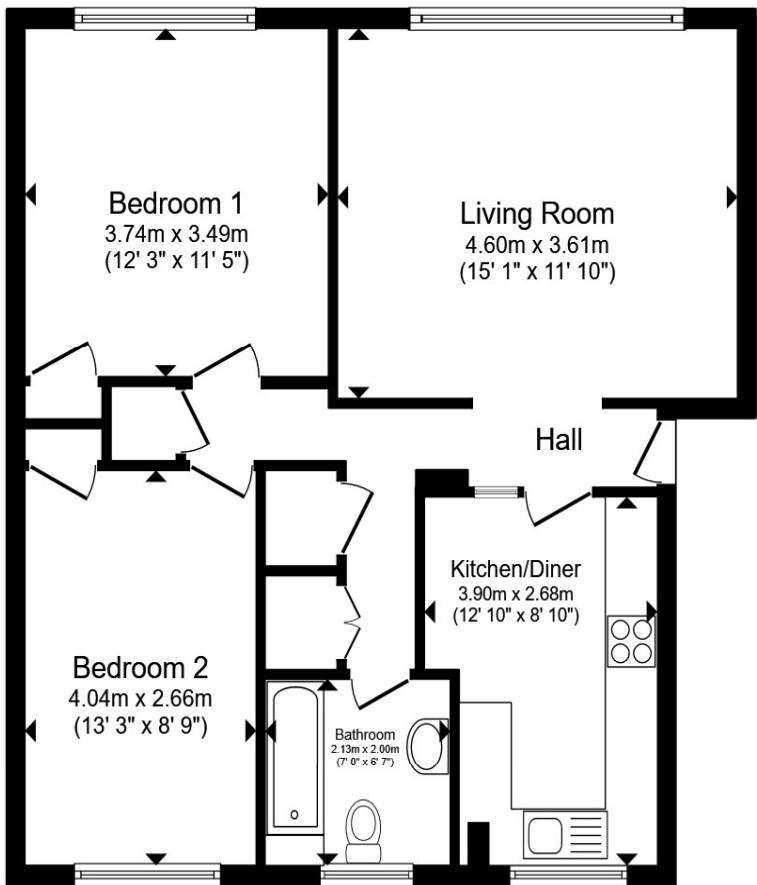
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welcome to

## Briavels Court, Downs Hill Road, Epsom

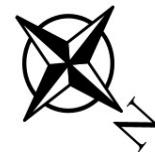
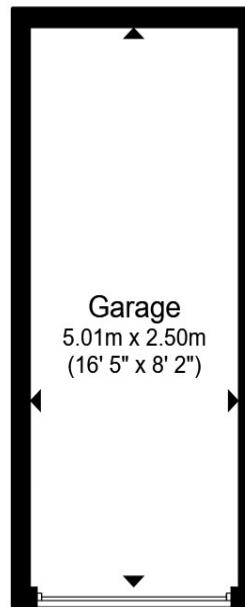
Barnard Marcus are delighted to welcome to the market this two double bedroom top floor flat in the sought-after Briavels Court development. With landscaped gardens & unbeatable transport links - all just a short stroll from the vibrant town centre with garage, parking & over 950 years on the lease.





Total floor area 83.3 m<sup>2</sup> (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Nestled within the well-maintained Briavels Court development, this charming top floor flat offers a perfect blend of comfort and convenience. Surrounded by beautifully landscaped communal gardens, the property benefits from off-street parking and a private garage.

#### Interior Highlights

- Spacious lounge with ample natural light, ideal for relaxation and entertaining.
- Modern kitchen fitted with integrated appliances and generous dining space.
- Well-appointed bathroom with three piece suite
- Two generously sized bedrooms, both offering excellent storage solutions.
- Fully double-glazed with gas central heating throughout for year-round comfort.
- Location & Lifestyle
  - Just a 15-minute stroll to Epsom Town Centre, home to a vibrant mix of restaurants, shops, two cinemas, and a theatre.
  - Epsom railway station provides direct services to London Victoria, Waterloo, and London Bridge, making commuting effortless.
  - Excellent road links with Junction 9 of the M25 nearby, offering easy access to Heathrow and Gatwick airports.

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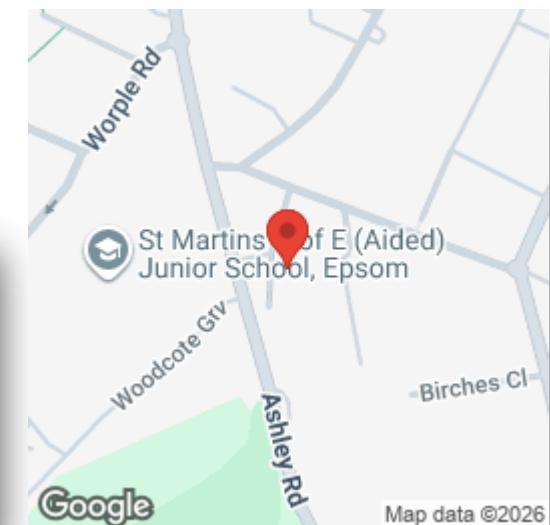
- Top Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious & Light Filled Lounge
- Over 950 Years Remaining on Lease
- Garage & Residents Parking
- Landscaped Communal Gardens
- Walking Distance to Shops, Station & Schools

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00 Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£350,000**



**view this property online** [barnardmarcus.co.uk/Property/EPS110265](http://barnardmarcus.co.uk/Property/EPS110265)

Please note the marker reflects the postcode not the actual property



Property Ref:  
EPS110265 - 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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