



**Minerva House Ceres Crescent, Epsom KT17 1FH**

**welcome to**

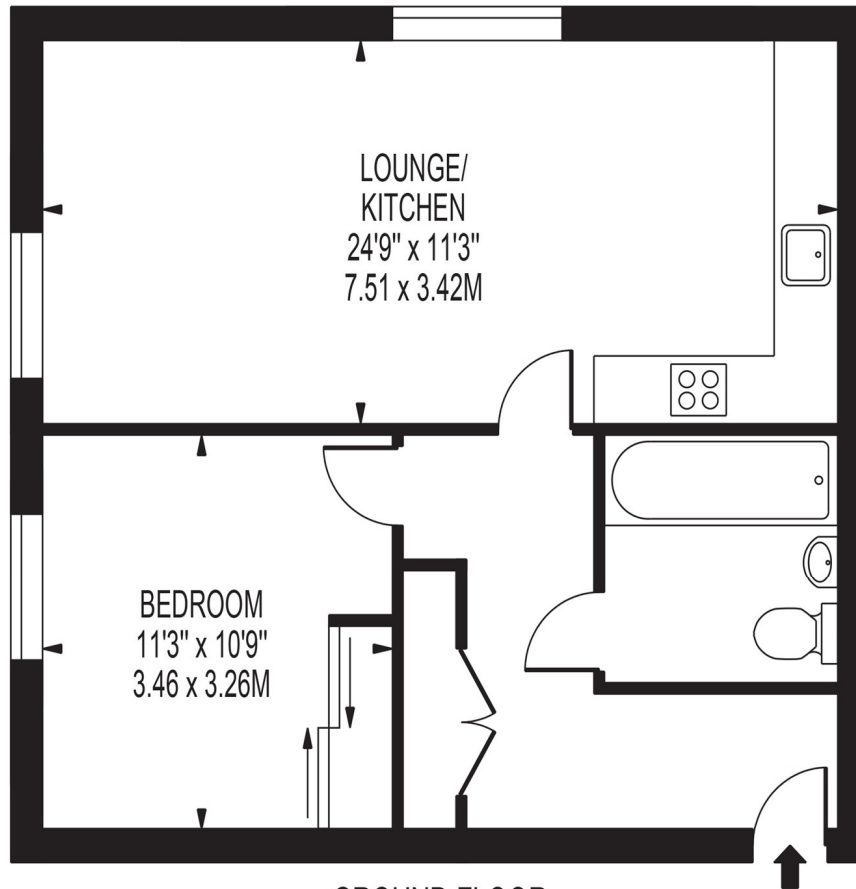
**Minerva House Ceres Crescent, Epsom**

Barnard Marcus Estate Agents in Ewell are delighted to bring to the market this exceptional, larger than average, one bedroom ground floor apartment on the desirable Sycamore Gardens development.



# MINERVA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 565 SQ FT - 52.50 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.

Imagine the very best of country living while being within easy reach of central London, enjoying all the benefits of a prestigious market town, a famous racecourse and excellent local independent schools. Stylish and built to modern standards, this spacious one bedroom apartment is situated between Ewell and Epsom on the slopes of the beautiful North Downs. At Sycamore Gardens, you'll experience the tranquillity of rural life while remaining closely connected to one of the world's greatest cities, with Ewell East station only a 4 minute walk away.

This one bedroom apartment is a superb opportunity for investors and first time buyers alike. Minerva House benefits from a video entrance system and lift in the block. Upon entry you are greeted with the spacious entrance hall which boasts a large storage cupboard. The master bedroom offers exceptionally space, a lovely bright and airy outlook and features fitted wardrobes. The family bathroom is found opposite which benefits from a fitted three piece suite. The flat is finished with the exceptional open plan kitchen/lounge/diner which offers ample space for both dining and entertaining. The kitchen is fully fitted with integrated appliances. Outside there is an allocated parking space.

welcome to

## Minerva House Ceres Crescent, Epsom

- One Bedroom Ground Floor Apartment
- Under NHBC Warranty
- Long Lease
- Excellent Condition Throughout
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106034](https://barnardmarcus.co.uk/Property/EWE106034)



Property Ref:  
EWE106034 - 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.

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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