



barnard marcus

Melton Fields, Epsom KT19 9QH

welcome to

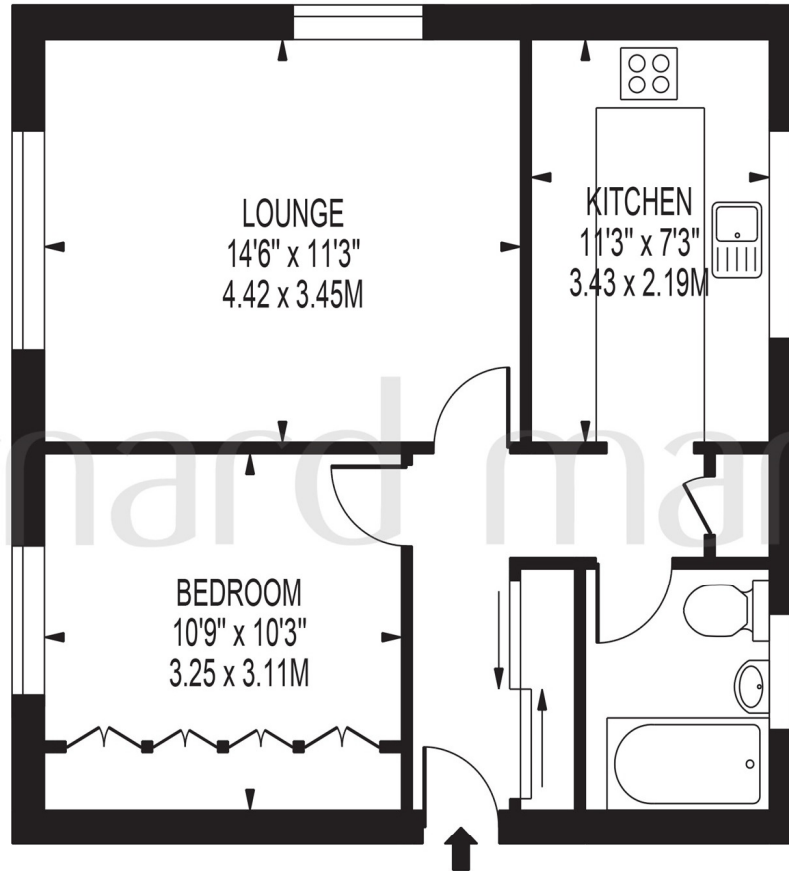
Melton Fields, Epsom

Barnard Marcus Estate Agents in Ewell are delighted to bring to the market this superb one double bedroom ground floor apartment which offers spacious and well proportioned rooms just 0.4 miles from Ewell West Train Station.



MELTON FIELDS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 492 SQ FT - 45.71 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.

Set on the ground floor of a small purposed built block, this well presented property is tucked away on a residential cul de sac location in Epsom. This property offers bright and spacious accommodation and benefits from its highly convenient location in close proximity to Epsom Town Centre. There is a generous sized double bedroom, a well-appointed bathroom a spacious living area and a separate kitchen. Further benefits include direct access to communal gardens and ample parking.

The property is situated near Ewell Village, Epsom Town Centre and Ewell West main line station offering regular services to Waterloo (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell 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.

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- Ground Floor One Double Bedroom Apartment
- Direct Access to Communal Gardens
- 14ft Dual Aspect Lounge
- No Chain
- Ample Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. 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

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106690](https://www.barnardmarcus.co.uk/Property/EWE106690)



Property Ref:
EWE106690 - 0005

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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