



Ashdown Place Kingston Road, Epsom KT17 2EQ

welcome to

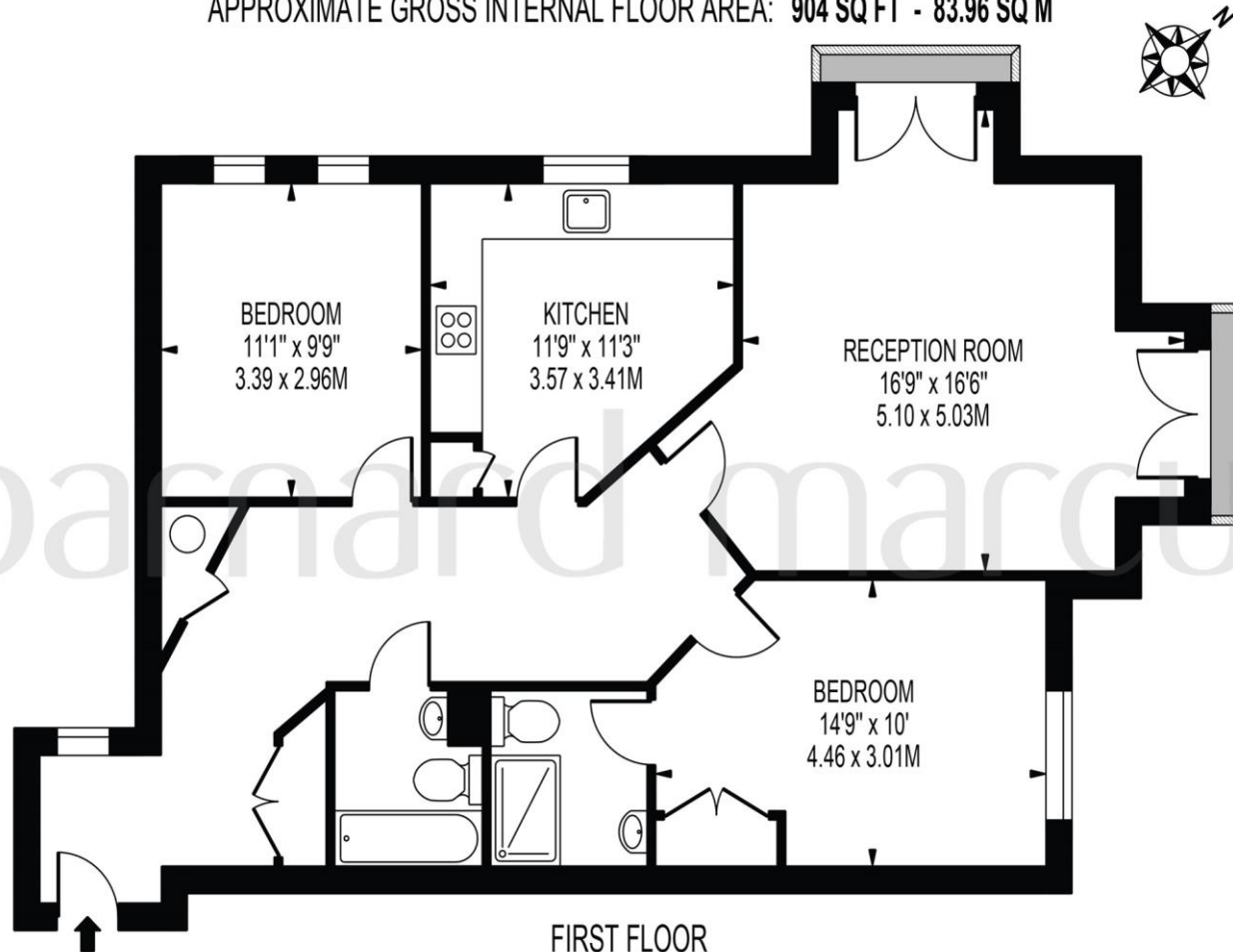
Ashdown Place Kingston Road, Epsom

An extraordinary two double bedroom, two bathroom apartment situated on the first floor of a modern building offering 904 sqft (83.96 sqm) of internal space with allocated parking, communal gardens, long lease and modern décor throughout.



ASHDOWN PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 904 SQ FT - 83.96 SQ M



FIRST 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.

Barnard Marcus are delighted to offer you the rare opportunity to purchase this superb two-bedroom, two-bathroom apartment exceeding the average size flat in the local area. Situated on the first floor of a modern and well-maintained building which was built in 2000. With 904 sq ft (83.96 sqm) of internal space this apartment is an ideal purchase for an array of clients, including first time buyers, investors, downsizers and many more, looking to find immense floor space situated in a tranquil location in the heart of Ewell Village and only a short walk to Ewell West Station.

Offering an allocated parking space, visitors parking as well as beautifully manicured communal gardens & bike shed to use at your leisure, this flat also offers a long lease of 975 years. There is a spacious entrance hallway, leading to a generous sized kitchen with integrated appliances and a breakfast bar area. The two bedrooms are large double rooms, and the master offers built in wardrobes and en suite.

The living room is vast and modernised with dual aspect patio doors & Juliet balconies flooding the room with natural light to make a diverse and family friendly area to entertain. Sold with No Onward chain a viewing at your earliest convenience is highly recommended.

Ewell Village offers a plethora of independently run shops and restaurants to choose from with beautiful scenic walks on offer too. Ewell West station is just 0.6 miles away taking you into London Waterloo in 30 minutes and a bus stop is about 50 yards away taking you to Kingston upon Thames or Epsom Town Centre.

welcome to

Ashdown Place Kingston Road, Epsom

- 904 Sq Ft (83.96 sqm) of Internal Space
- Two Large Double Bedrooms
- Two Bathrooms, One En Suite
- Allocated Parking & Visitors Parking
- Long Lease of 975 years

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



view this property online [barnardmarcus.co.uk/Property/EWE106704](https://www.barnardmarcus.co.uk/Property/EWE106704)



Property Ref:
EWE106704 - 0007

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Please note the marker reflects the postcode not the actual property



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