



Copthorne House Cox Lane, Epsom KT19 9FY

welcome to

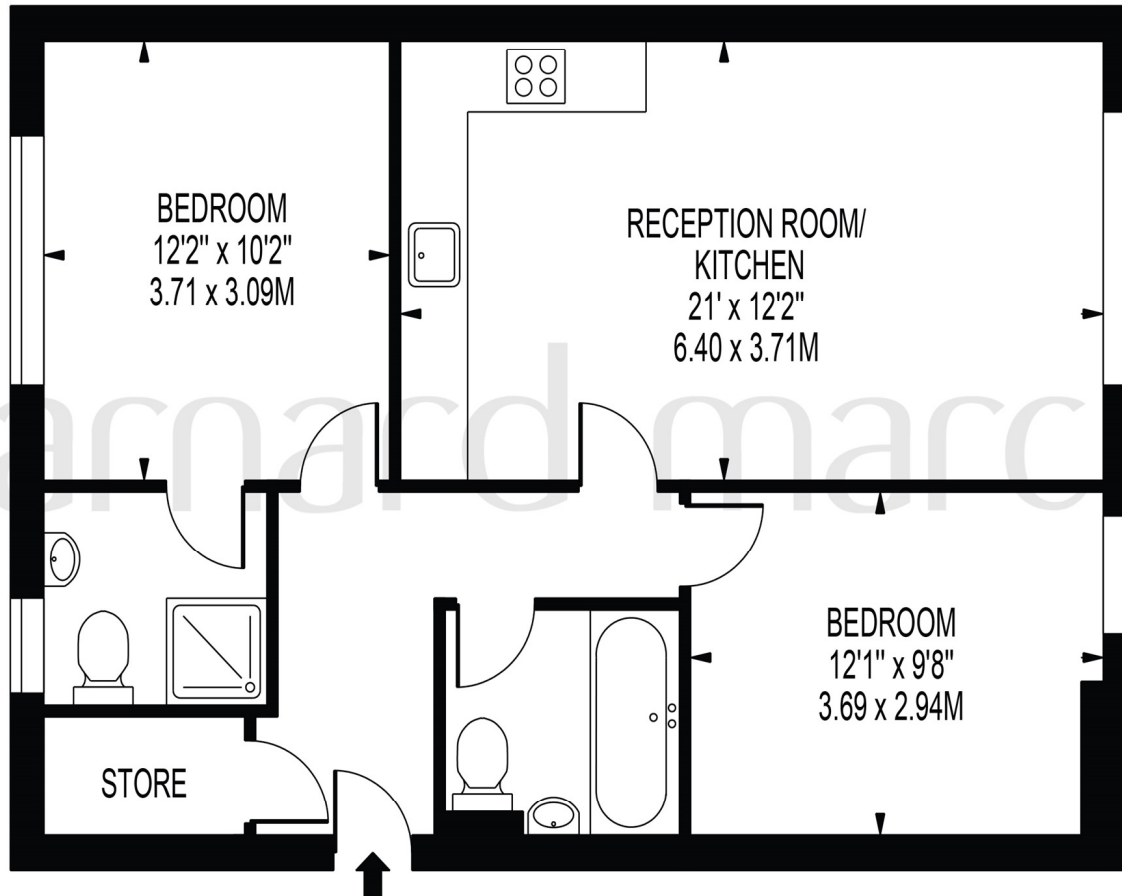
Copthorne House Cox Lane, Epsom

Two-Bedroom First Floor Flat



COPTHORNE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 679 SQ FT - 63.12 SQ M



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.

A beautifully finished two-bedroom first floor apartment, offering spacious and modern living throughout. Set within a well-maintained development, this superb home is ideal for first-time buyers, downsizers or investors. The property features a generous open-plan kitchen, dining and living area-perfect for both relaxing and entertaining. The kitchen is finished to a high standard with modern units, integrated appliances and ample worktop space. There are two large double bedrooms, including a principal bedroom with stylish en-suite shower room, plus a separate contemporary family bathroom. Externally, the apartment benefits from allocated parking with an EV charging point, as well as access to attractive communal gardens. The property is finished to a premium standard throughout and offers a sleek, low-maintenance lifestyle in a popular and well-connected location. Further benefits include a long lease and easy access to local amenities, green spaces and excellent transport links. Early viewing is highly recommended to appreciate the space, finish and convenience on offer.

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Copthorne House Cox Lane, Epsom

- Two Bedrooms & Two Bathrooms
- Allocated Parking & EV Charging Point
- Communal Gardens
- Quiet Residential Area
- Great Transport Links Locally

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1379.52

Ground Rent: 360.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106989



Property Ref:
EWE106989 - 0013

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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