



barnard marcus

Kingston Road, Epsom KT19 0DT

welcome to

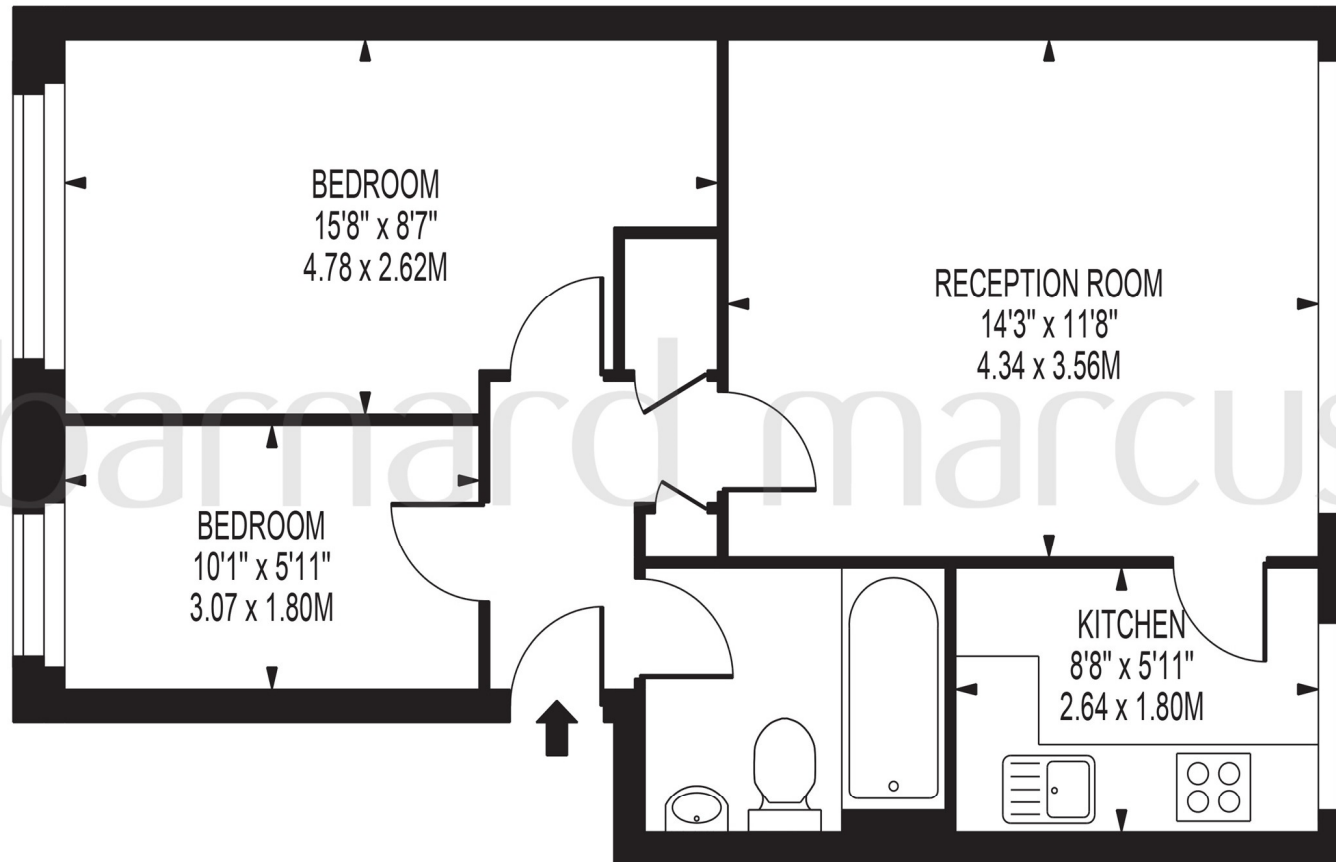
Kingston Road, Epsom

Two bedroom flat located in Ewell.



KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 499 SQ FT - 46.36 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.

Nestled in the heart of Ewell on the ever-popular Kingston Road, this well-presented two-bedroom flat offers the perfect blend of comfort, convenience, and contemporary living. The property boasts a bright and spacious lounge, ideal for both relaxing and entertaining, alongside a well-equipped kitchen that provides ample storage and workspace for everyday needs. There are two generously sized bedrooms, offering flexibility for a growing family, guests, or a home office setup, as well as a modern family bathroom finished to a good standard.

The flat has been tastefully decorated throughout and is ready to move straight into, making it an ideal purchase for first-time buyers looking to take their first step onto the property ladder, or investors seeking a strong rental opportunity in a highly sought-after area.

Located in an extremely convenient position, residents will benefit from excellent transport links including nearby train stations and bus routes, making commuting into London or surrounding areas simple and efficient. In addition, a variety of local shops, cafes, parks, and other amenities are just moments away, providing everything you need right on your doorstep. This is a fantastic opportunity to secure a quality home in a vibrant and well-connected neighbourhood. Early viewing is highly recommended.

welcome to

Kingston Road, Epsom

- Close To Shops & Local Amenities
- Separate Kitchen
- Great Transport Links Locally
- Two Good Size Bedrooms
- Close To Primary & Secondary Schools

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



view this property online barnardmarcus.co.uk/Property/EWE106247



Property Ref:
EWE106247 - 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.



Please note the marker reflects the
postcode not the actual property



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