



**Ruxley Lane, Epsom KT19 9JS**



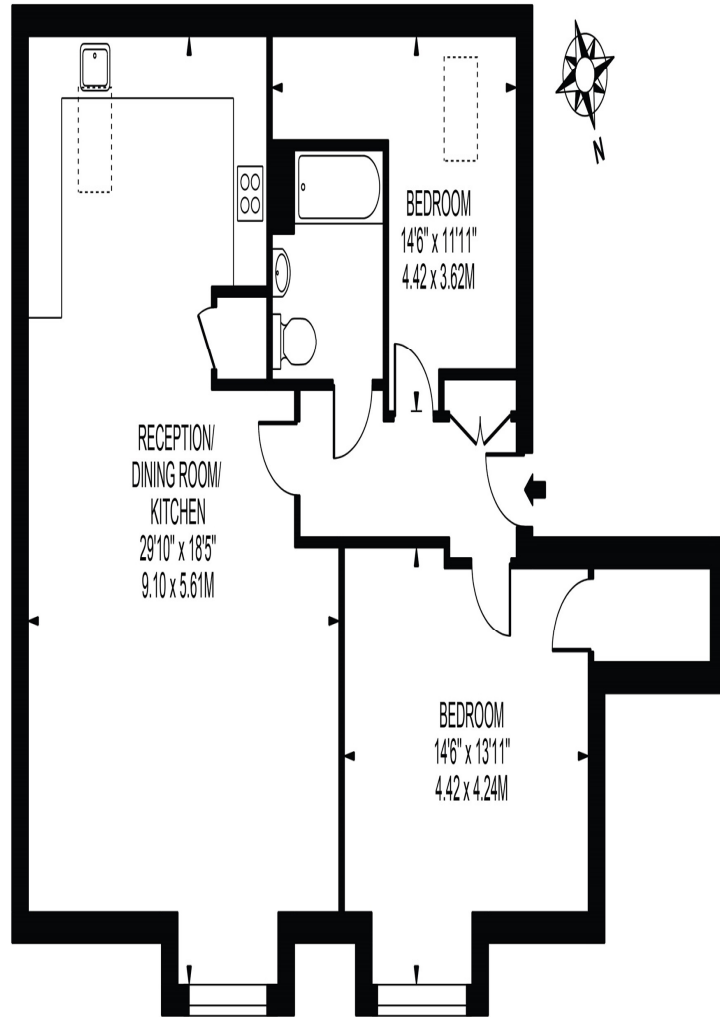
**welcome to**  
**Ruxley Lane, Epsom**

This spacious and well-presented two-bedroom second floor apartment offers approximately 88.5 square metres (952.5 sq. ft.) of internal living space and is ideal for first-time buyers or savvy investors alike. Positioned in a sought-after residential area, the property is offered to the market chain free and is just a short distance from local shops, amenities, and excellent transport links. The layout has been thoughtfully designed to maximise comfort and convenience. It features a generous open plan living, kitchen and dining area-perfect for entertaining or relaxing-measuring an impressive 9.08m x 5.64m (29'9" x 18'6" max). Both double bedrooms are well proportioned, with the principal bedroom measuring 4.44m x 3.35m (14'7" x 11'), and the second bedroom 3.18m x 3.05m (10'5" x 10'). There's also a modern bathroom with full suite and a handy separate utility/storage area off the hallway. With its clean, neutral decor and good condition throughout, this property is ready for immediate occupation. Whether you're stepping onto the ladder or seeking a reliable rental investment, this home ticks all the boxes. Viewing is highly recommended to appreciate the size and layout on offer.



# RUXLEY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 890 SQ FT - 82.71 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.



welcome to

## Ruxley Lane, Epsom

- Being Sold Chain Free For Ease
- High Pitched Ceilings Giving An Extra Feeling Of Space & Light
- Gated Allocated Parking
- Communal Garden
- Close To Shops & Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £335,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107031](https://www.barnardmarcus.co.uk/Property/EWE107031)



Property Ref:  
EWE107031 - 0006

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