



barnard marcus

Chichester Court Chessington Road, Epsom KT17 1TR

welcome to

Chichester Court Chessington Road, Epsom

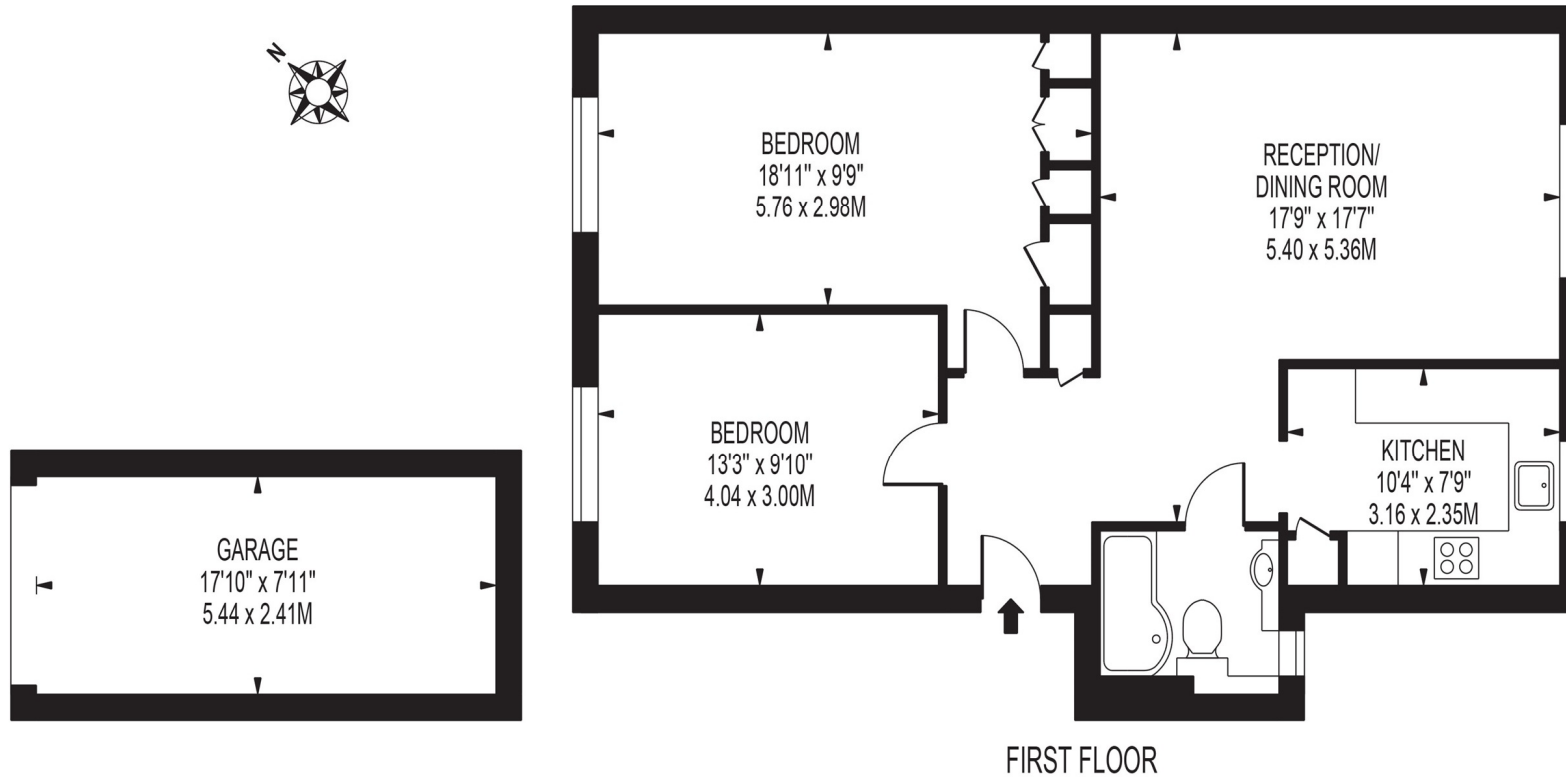
A bright & spacious two-bedroom first floor flat.



CHICHESTER COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 767 SQ FT - 71.23 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 141 SQ FT - 13.11 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.

Set within a quiet residential location with excellent access to transport links, including a Zone 6 train station, this well-presented apartment offers an ideal blend of space, light, and comfort. Offered with a Share Of Freehold, the property is a true turnkey home with a bright and airy feel throughout.

Inside, the layout features generously sized rooms and a fantastic sense of space. The separate kitchen allows for functional cooking and entertaining, while the large reception and dining area provides a great social hub or relaxing retreat. Both bedrooms are well proportioned and provide plenty of natural light, with the layout lending itself well to either a small family or sharers alike.

Further benefits include a private garage, residents' parking, permit parking, and access to well-maintained communal gardens - perfect for enjoying the outdoors during the warmer months. The property has a lovely, homely feel and has been well maintained, meaning a new buyer can simply move straight in without lifting a finger.

If you're looking for a spacious, bright and conveniently located property that ticks all the boxes, this is definitely one to view. Only by stepping inside can you fully appreciate the sense of scale and light on offer.

welcome to

Chichester Court Chessington Road, Epsom

- SHARE OF FREEHOLD
- Large Bright & Spacious Lounge/Dining Room
- Two Large Bedrooms
- A Private Garage & Communal Gardens
- Separate Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£319,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107055



Property Ref:
EWE107055 - 0011

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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