



Aurora House Ceres Crescent, Epsom KT17 1FE

welcome to

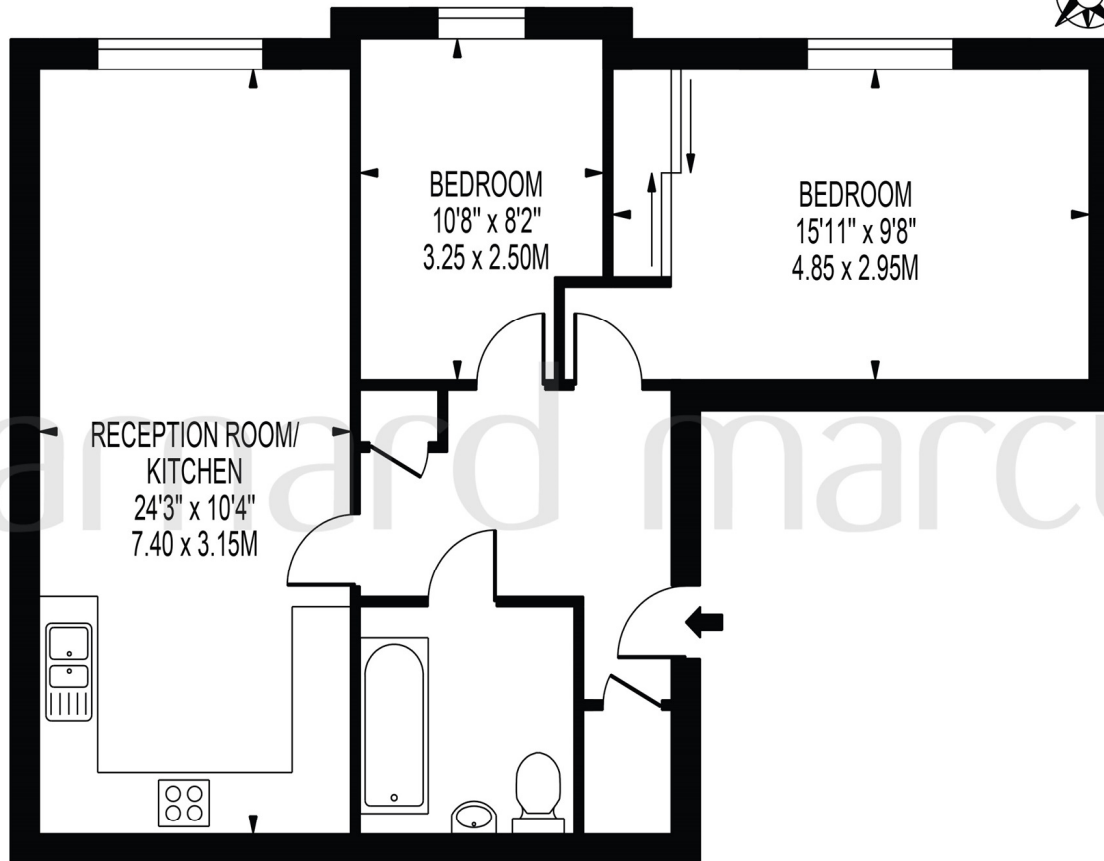
Aurora House Ceres Crescent, Epsom

A beautifully presented two-bedroom apartment is set within the popular Sycamore Gardens development.



AURORA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 665 SQ FT - 61.75 SQ M



SECOND 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.
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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.

This beautifully presented two-bedroom apartment is set within the popular Sycamore Gardens development, offering modern living in a well-connected yet peaceful location.

The apartment features a spacious open-plan reception room and kitchen, designed with both style and practicality in mind. With plenty of room for dining and relaxation, it's the ideal space for entertaining guests or enjoying quiet evenings at home. The kitchen is fitted with contemporary units and integrated appliances, making it a sleek and functional hub of the property.

There are two generously sized bedrooms, including a bright and airy principal bedroom and a versatile second room that could easily serve as a guest room, nursery, or home office. A modern bathroom completes the layout, finished in a neutral style to suit all tastes.

Located on the second floor of Aurora House, the property benefits from the welcoming community feel of Sycamore Gardens as well as convenient access to local amenities, transport links, and green open spaces. The development is highly regarded, offering residents a balance of tranquillity and accessibility.

This apartment would make an excellent choice for first-time buyers, downsizers, or those seeking a reliable investment. Combining generous proportions with a prime location, it's a home that is sure to attract plenty of interest.

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- Excellent Location Close To Shops & Transport Links
- Allocated Parking
- High Specification Finish
- 244 Years Remaining On The Lease
- Two double bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106999



Property Ref:
EWE106999 - 0003

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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