



Hope Court Ruxley Lane, Epsom KT19 9JS

welcome to

Hope Court Ruxley Lane, Epsom

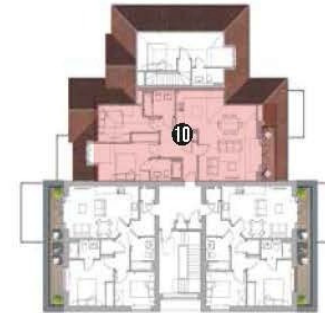
Welcome to Hope Court KT19. Plot 10 | Beautiful Second Floor 2 bedroom 2 bathroom Apartment | 805 SqFt | Set in a boutique development with a private balcony and private parking bay. Built to an outstanding specification including built-in wardrobe & Integrated appliances.





NO.10 SECOND FLOOR

Total GIA* 805 sq ft



No. 10

KITCHEN/LIVING/DINING	6685 (max) x 6312 (max)	22' 0" (max) x 20' 9" (max)
BEDROOM 1	5474 (max) x 2845 (max)	18' 0" (max) x 9' 5" (max)
BEDROOM 2	4759 x 2734 (max)	15' 8" x 9' 0" (max)
BALCONY	3960 x 1080	13' 0" x 3' 6"

*Gross Internal Area

Welcome to Hope Court

A boutique development of just fourteen 1, 2, 3 & 4 bedroom homes built by renowned developer Rushmon Homes. All finished to the highest modern day standard, ideally situated just over 2 miles from Ewells historic centre and just 1.49 miles from Tolworth station, delivering you to London Waterloo in as little as 31 minutes.

Offering the best of open-plan living, this excellent two double bedroom 2 bathroom apartment has beautiful shaker style kitchens with stone worktops, providing plenty of space for all your essentials. Fully integrated appliances include a Smeg oven, hob and microwave; Beko fridge freezer, dishwasher and washer/dryer.

The bedrooms are spacious and bright, and features a built-in mirror door wardrobe to the master bedroom, providing plenty of storage. These properties also come with a stylish bathroom including a karndean floor, tiling around shower/bath and behind WC; chrome heated towel rail and contemporary vanity unit in pine grey with basin.

*Images depict the show apartment for demonstration purposes only.

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- 2 Bedroom Apartment
- 805 SqFt
- Private Balcony
- Integrated appliances
- Ensuite

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107147



Property Ref:
EWE107147 - 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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