



barnard marcus

Willow Court Alpine Close, Epsom KT19 9FJ



welcome to

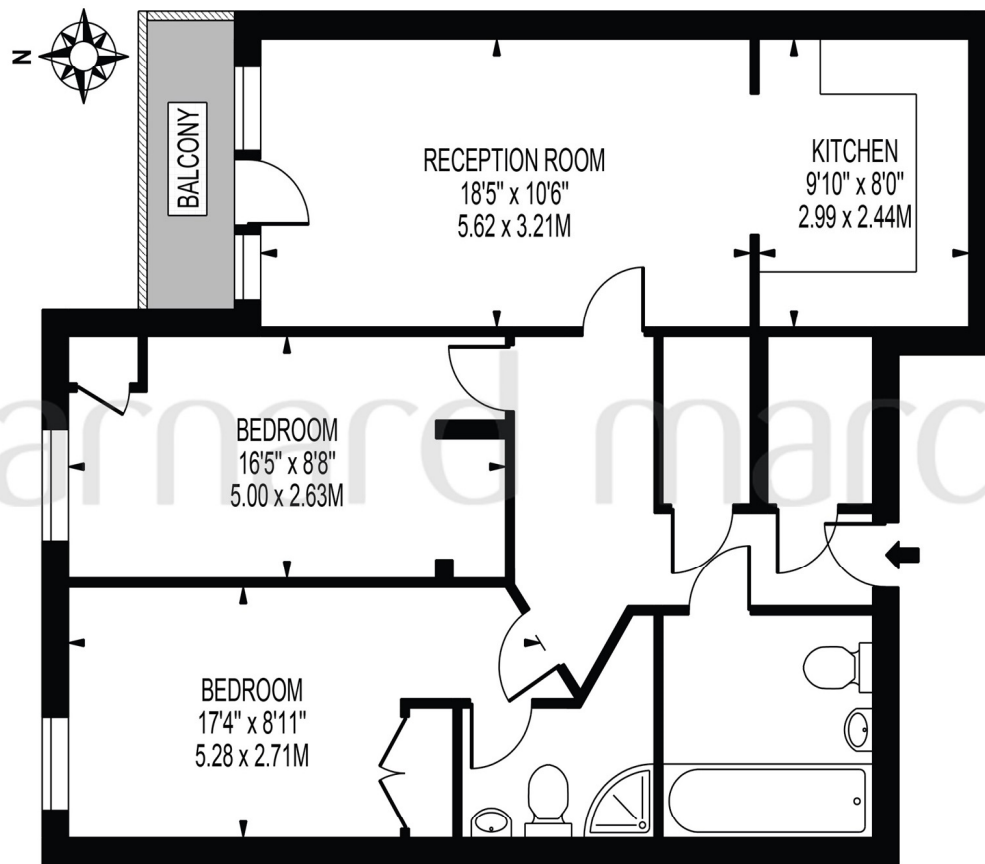
Willow Court Alpine Close, Epsom

Barnard Marcus Estate Agents are pleased to bring to the market this spacious two double bedroom apartment with allocated parking and private terrace.



WILLOW COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 813 SQ FT - 75.49 SQ M



FIRST 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. 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.

This home provides bright and spacious accommodation throughout and boasts a spacious Southerly facing balcony. This two bedroom apartment comprises of an entrance hall with inbuilt storage, leading into the bright and spacious reception /dining room with direct access onto a private decked balcony, and opening through to the semi-open plan kitchen area. There are two well-proportioned double bedrooms and a family bathroom with white three piece suite and overhead shower. The master bedroom also benefits from an en-suite shower room. Further benefits include gas central heating, double glazing, and long lease. There is allocated parking, bicycle storage and no onwads chain.

The property is conveniently located within easy access of local shops and amenities, with the A3 close-by offering excellent vehicular access. The nearest stations are at Tolworth (Zone 5), Chessington North (Zone 6) and Stoneleigh (Zone 6), all approximately a mile away and providing good connections into Central London and to the surrounding area. There is also a bus stop near to the apartment which will take you to Kingston or Epsom Town Centre. There are lots of green open spaces nearby with the Hogsmill Nature reserve in close proximity.

welcome to

Willow Court Alpine Close, Epsom

- Two Double Bedrooms
- Allocated Parking Space
- No Chain
- Southerly Facing Balcony
- Popular Residential Location

Tenure: Leasehold EPC Rating: B

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106371](https://www.barnardmarcus.co.uk/Property/EWE106371)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
EWE106371 - 0005


barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk