





# MARQUIS COURT, STATION APPROACH

EPSOM, KT19 8BN

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**Exclusive Purpose Built Second Floor  
Apartment**  
**Situated in the Heart of Epsom Town**  
**109 Year Unexpired Lease • Chain Free**

**Living Room/ Luxury Kitchen • Balcony**  
**Integrated Kitchen Appliances**  
**Principal Bedroom & En-Suite Shower Room**  
**2nd Double Bedroom • Main Bathroom**  
**Lift Service**  
**Gated Allocated Parking Space**  
**Gas Central Heating to Radiators**  
**Private Lockable Storage Room**  
**Ideal Investment Opportunity**

A SECOND FLOOR PURPOSE BUILT APARTMENT FORMING PART OF AN EXCLUSIVE DEVELOPMENT built around 2007 and situated in the heart of Epsom Town Centre, within minutes' walk of the station and within a stone's throw of The Ashley Shopping Centre. The accommodation is light and spacious and includes 2 double bedrooms, fully tiled en suite shower room and main bathroom, living/kitchen with integrated appliances and granite work surfaces together with access onto a balcony. The apartment is served by a lift service or stairs to the second floor and there is a private parking space with gated entrance accessed from West Street as well as useful storage room in the basement. The apartment benefits further from gas central heating and double glazed windows and an early inspection is thoroughly recommended in order to avoid disappointment.





## COMMUNAL ENTRANCE

Communal front door with video entry system, stairs and lift provide access to all floors.

## SECOND FLOOR

### ENTRANCE HALL

own front door, recessed ceiling lights, radiator, smoke detector, wood effect floor, built in storage cupboard housing Worcester combination gas fired boiler for central heating and domestic hot water, door to:

### LOUNGE/DINING ROOM/KITCHEN 22'8" × 13'2" (6.91m × 4.01m)

fitted with an excellent range of high gloss fronted wall and floor units with stainless steel bar handles, contrasting granite work surfaces, underslung one and half bowl sink unit with mixer tap, built in stainless steel Neff electric oven & grill, inset Neff 4-ring stainless steel gas hob, Neff stainless steel chimney style extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled splashback, recessed ceiling lights, wood effect floor, lounge/dining area, recessed ceiling lights, heating thermostat control, 2 radiators, tv point, sealed unit double glazed window, door to balcony with glazed screen.

### BEDROOM 1 16' × 9'11" (4.88m × 3.02m)

max, recessed ceiling lights, radiator, sealed unit double glazed window, door to:

### FULLY TILED EN-SUITE SHOWER ROOM

White suite comprising wide tiled shower cubicle with glazed screen, thermostatic shower unit and fixed rainfall shower plus hand held shower, low level w.c. with concealed cistern, vanity unit with inset wash hand basin, mixer tap, shaver socket, fitted mirror, wall light points, tiled display alcove, fully tiled walls, chromium plated heated towel rail, ceramic tiled floor, extractor fan, recessed ceiling lights.

### BEDROOM 2 13'9" × 9'10" (4.19m × 3m)

max, recessed ceiling lights, radiator, sealed unit double glazed window.

### FULLY TILED BATHROOM

White suite comprising tiled enclosed bath, mixer tap & shower attachment, glazed screen, low level w.c. with concealed cistern, vanity unit with inset wash hand basin, mixer tap, shaver socket, fitted mirror, wall light points, tiled display alcove, fully tiled walls, chromium plated heated towel rail, ceramic tiled floor, extractor fan, recessed ceiling lights.

## GROUND FLOOR

### PRIVATE LOCKABLE STORAGE ROOM

Large private storage area located in the basement.

## OUTSIDE

### ALLOCATED PARKING SPACE

Situated to the rear of the building, accessed through a gated entrance.

### LANDSCAPED COMMUNAL COURTYARD

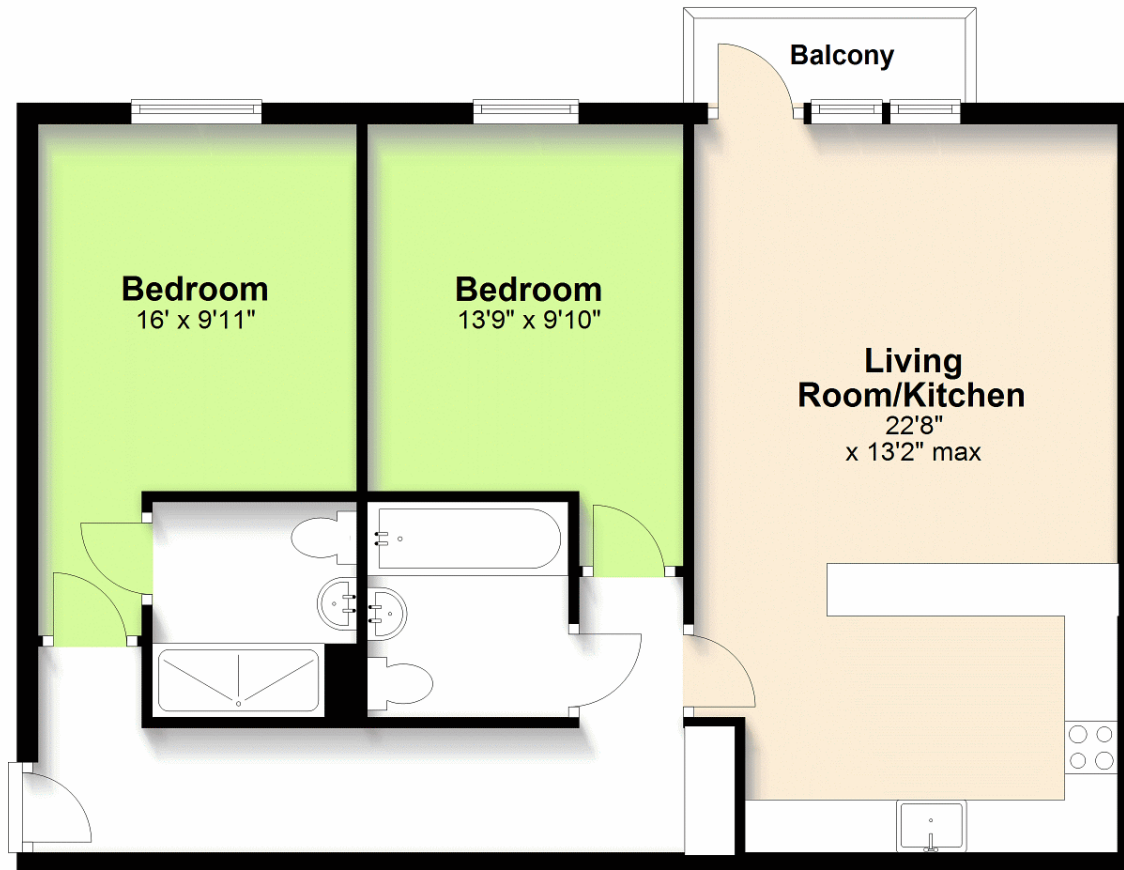
situated to the rear of the building with external lighting.





## Mid-Floor Flat

Approx. 772.2 sq. feet



Total area: approx. 772.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, gas, water and drainage are all connected to the property.

Note 3 - The property is currently let, the tenant is due to vacate October 2023 & the internal pictures shown were taken before the tenant occupied.

Note 4 - Maintenance approximately £2,490.62 pa

Note 5 - Ground Rent £250 pa

Note 6 - Lease 125 years from 2007

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B	82	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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