

Marquis Court, Station Approach

Epsom

£299,950



Marquis Court

Station Approach, Epsom

- Penthouse one double bedroom apartment
- Town centre location
- Modern through out
- Large wrap-around balcony with stunning views
- Spacious open-plan kitchen/dining/living area.
- Short walk to mainline station and high-street
- Large secure basement storage unit
- Entry phone system and lift to all floors

Nestled within a highly sought-after town centre location, this executive one-bedroom penthouse apartment, offering a sophisticated blend of contemporary design and urban convenience. The property boasts a generously proportioned double bedroom, a modern and chic open-plan kitchen, dining, and living area. With floor-to-ceiling doors illuminating the space with natural light, the residence exudes a welcoming ambience throughout. The highlight of this property is the expansive wrap-around balcony accessible from the living area and bedroom, providing mesmerising views of the surrounding urban landscape and London.



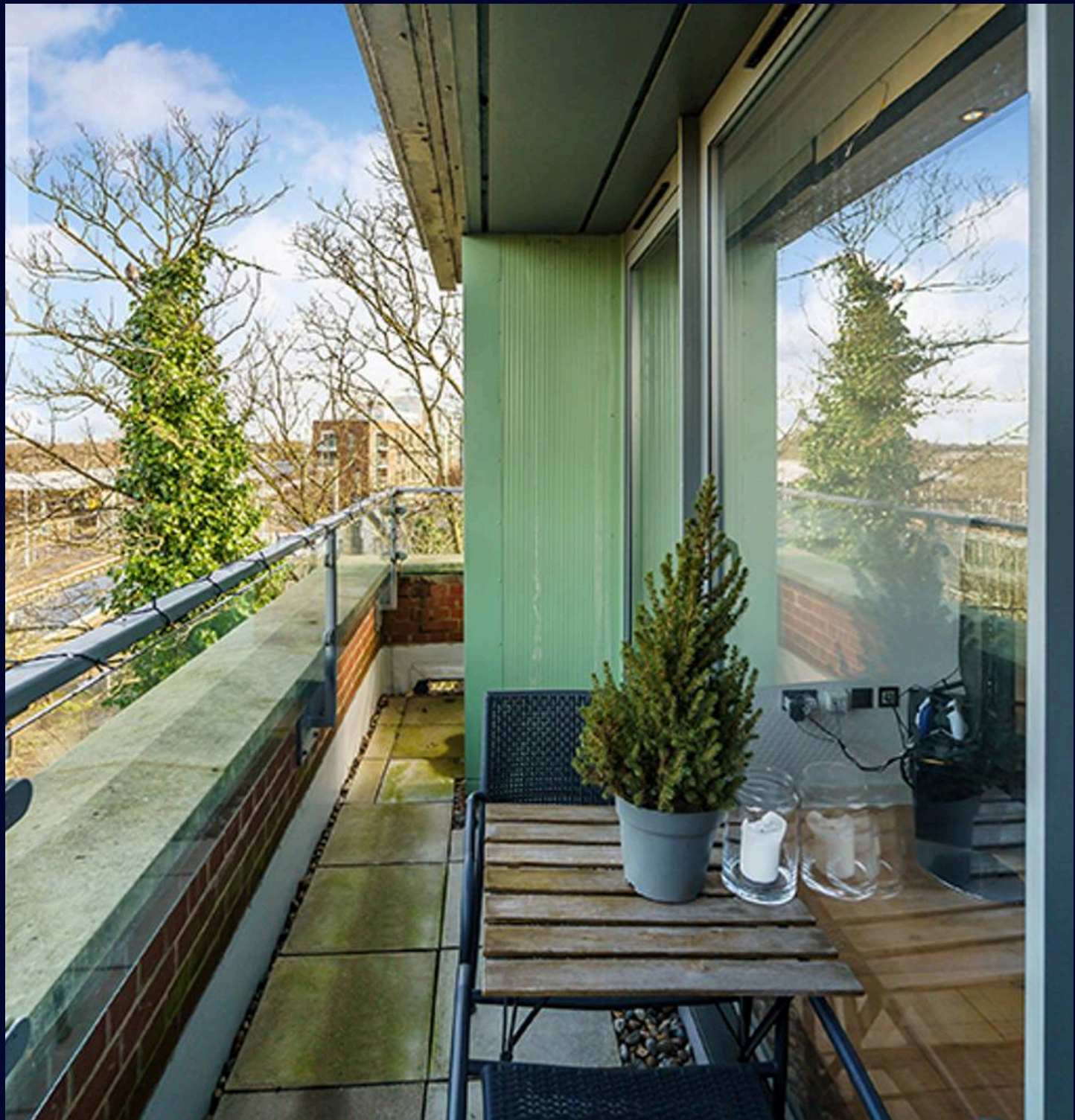
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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

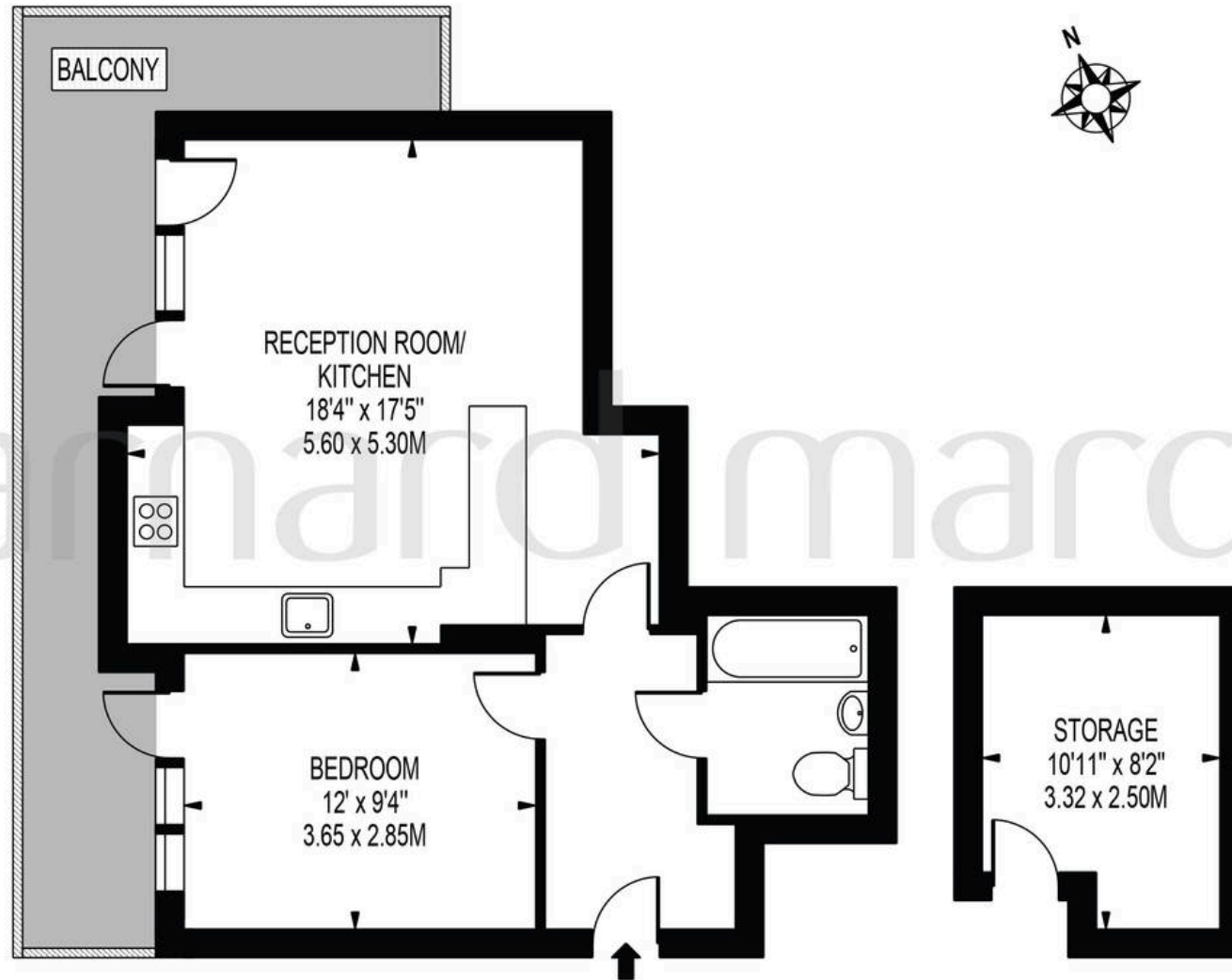




MARQUIS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 494 SQ FT - 45.88 SQ M
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 81 SQ FT - 7.53 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.



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