



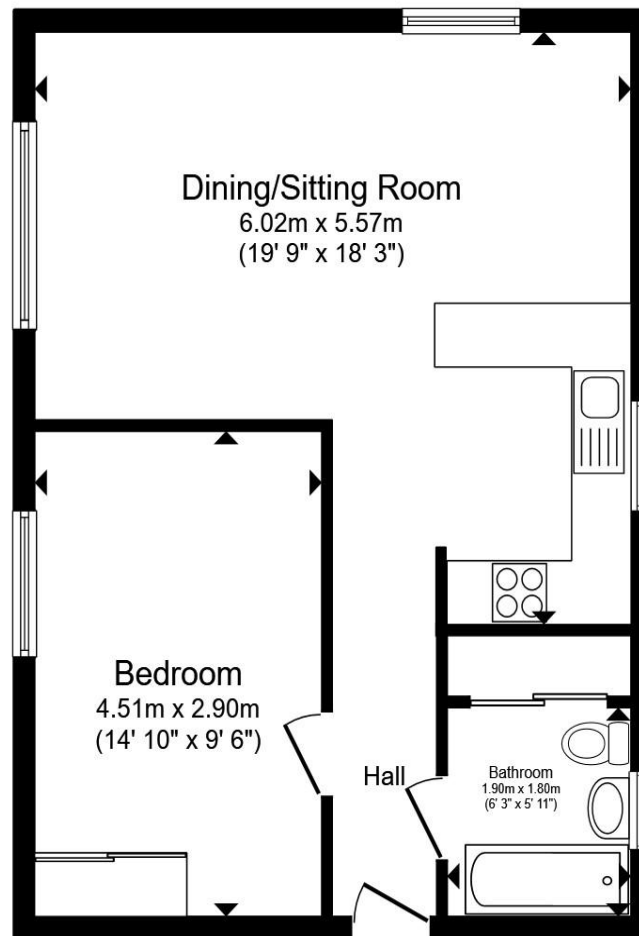
Homewater House, Upper High Street, Epsom KT17 4QJ

welcome to

Homewater House, Upper High Street, Epsom

A stunning top floor one-bedroom apartment for the over 55's, set within a secure gated development in the heart of Epsom town centre. Offered to the market with no onward chain, the property benefits from spacious open-plan living accommodation and is ideally positioned for local amenities.





Offered to the market with no onward chain, this well-presented top floor apartment forms part of a highly regarded secure gated retirement development for the over 55's, ideally positioned in the heart of Epsom town centre.

The property offers bright and spacious accommodation throughout, comprising a generous open-plan sitting/dining room with adjoining fitted kitchen, creating an excellent space for both relaxing and entertaining. The double bedroom benefits from built-in storage, while the bathroom is well-appointed and accessed from the welcoming entrance hall.

Residents enjoy the peace of mind of a secure gated environment whilst being just moments from Epsom's excellent range of shops, cafés, restaurants and transport links, including Epsom railway station with direct services to London.

This attractive apartment would make an ideal downsizing opportunity for those seeking a low-maintenance home in a convenient central location.

Total floor area 50.1 m² (539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Homewater House, Upper High Street

- Over 55's Gated Development
- Top Floor with Lift Access to all Floors
- Spacious Double Bedroom
- Stunning Open Plan Layout with High Spec Kitchen
- Dual Aspect Living Room
- NO ONWARD CHAIN

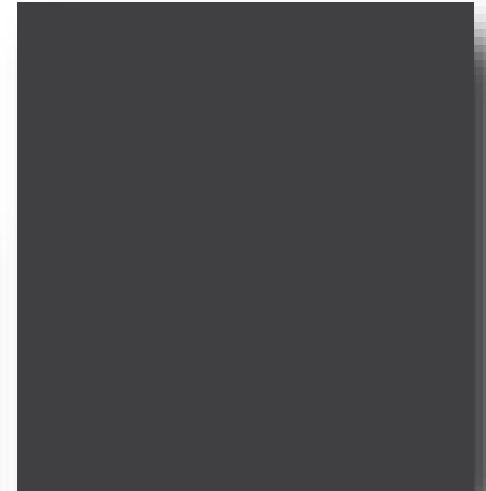
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2500.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 980 years from 09 Sep 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110624



Property Ref:
EPS110624 - 0002

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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