



Court Farm Gardens, Manor Green Road, Epsom KT19 8SL

welcome to

Court Farm Gardens, Manor Green Road, Epsom

The property offers approximately 562 sq. ft. of accommodation and would make an ideal investment or value-add opportunity for a purchaser seeking a conveniently located home in a highly regarded residential setting.

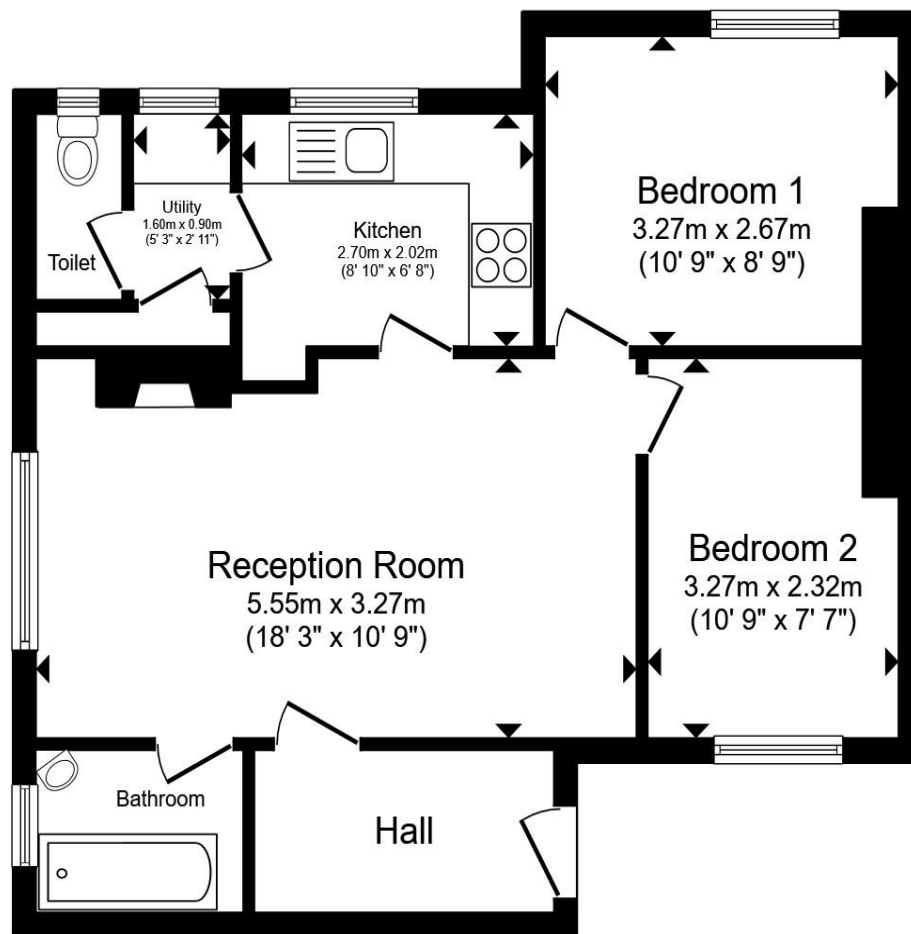
The accommodation comprises a welcoming entrance hall, a spacious reception room measuring over 18ft in length, a separate fitted kitchen, two bedrooms, a bathroom and a separate WC, providing practical and flexible living space.

Externally, residents benefit from well-maintained communal grounds which create an attractive setting and pleasant outlook.

The property enjoys an excellent position with a local parade of shops close by for everyday conveniences, while Epsom town centre offers a wide range of shopping, leisure and restaurant facilities. Epsom railway station is also within walking distance, providing direct services into London, making this an appealing option for commuters and investors alike.

Cash buyers only. NO ONWARD CHAIN.





Total floor area 52.2 m² (562 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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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Court Farm Gardens, Manor Green Road

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cash Buyers Only
- Two Bedrooms
- Walking Distance to Epsom Town Centre & Station

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 1200.00 Ground Rent: 50.00

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.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110618



Property Ref:
EPS110618 - 0002

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