



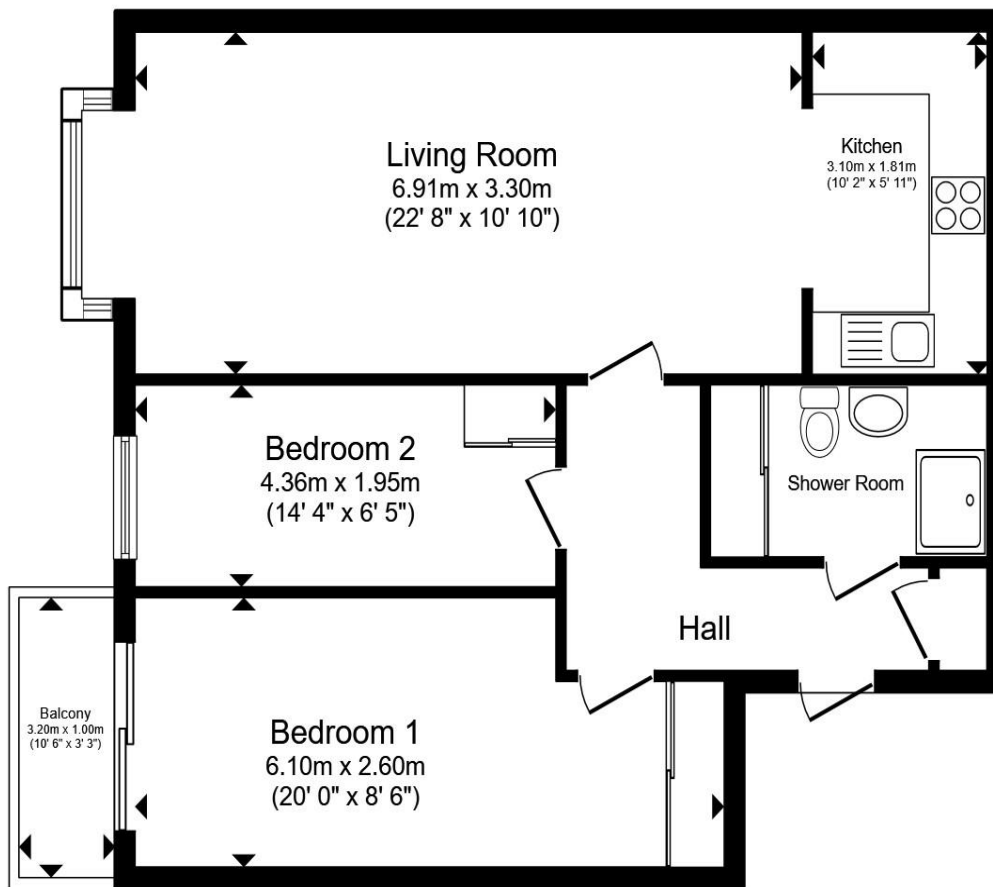
Homewater House, Upper High Street, Epsom KT17 4QJ

welcome to

Homewater House, Upper High Street, Epsom

A stunning 1st floor two-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.





First Floor

Total floor area 66.8 m² (719 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



Located within a popular independent living development for the over 55s, just moments from Epsom High Street, this well-proportioned two-bedroom first floor apartment offers comfortable, secure and convenient living in an exceptionally central location.

The accommodation comprises a generous dual-aspect living/dining room, providing ample space for both relaxation and entertaining, with access to a fitted kitchen. There are two bedrooms, including a particularly spacious principal bedroom with direct access to a private balcony, alongside a versatile second bedroom which could equally be used as a guest room, dining room or study. A modern shower room and welcoming entrance hall with useful storage complete the accommodation.

Residents benefit from a secure gated entrance, providing both peace of mind and privacy, together with the strong sense of community offered by this well-regarded development. Excellent communal facilities include a residents' lounge and kitchen, ideal for social gatherings and celebrations, as well as a guest suite available to rent for visiting family and friends. The development also offers lift access and well-maintained communal grounds.

Ideally positioned within easy reach of Epsom's wide range of shops, cafés, restaurants and excellent transport links, the apartment combines independent living with outstanding convenience and is being offered to the market with no onward chain,

welcome to

Homewater House, Upper High Street

- Two Good Sized Bedrooms
- Spacious Living/Dining Room
- Private Balcony
- Fitted Kitchen
- Secure Gated Development
- Lift Access
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2519.43 Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 980 years from 08 Aug 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110671



Property Ref:
EPS110671 - 0003

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