



Rutland House, South Street, EPSOM KT18 7EZ

welcome to

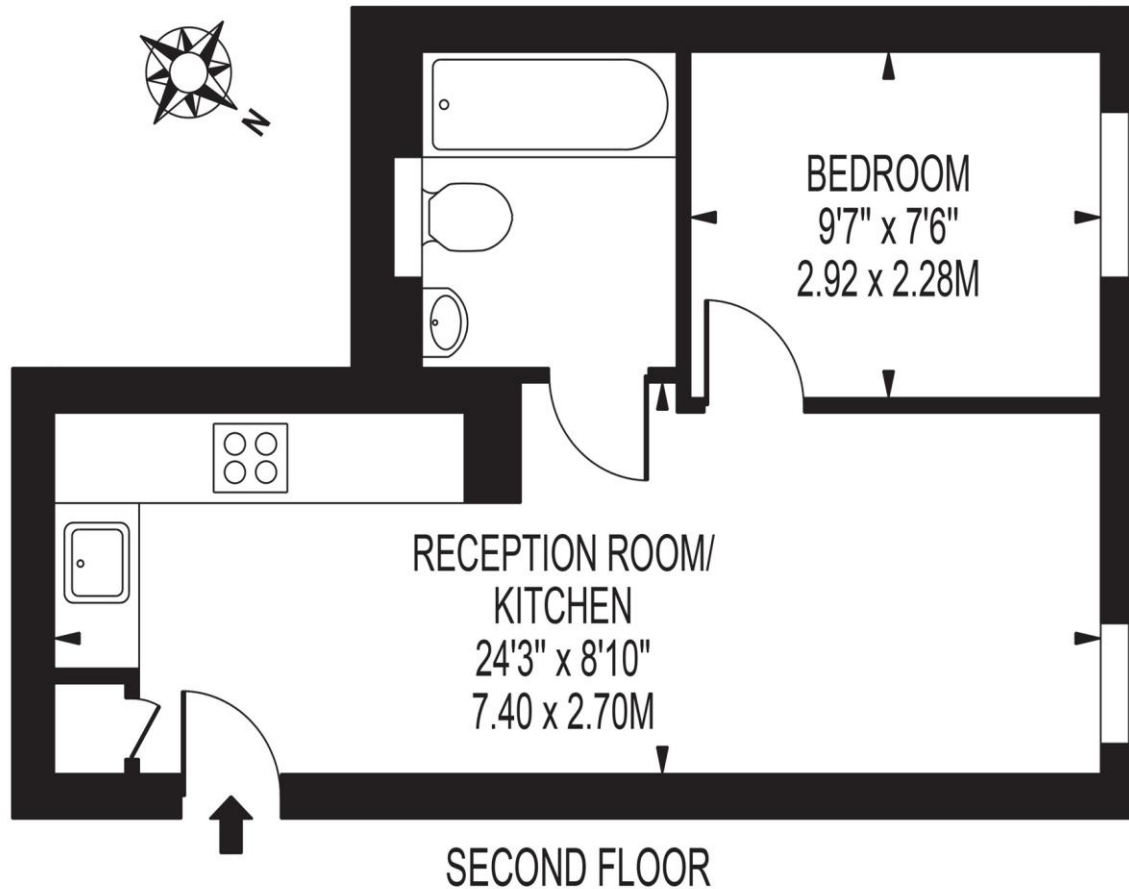
Rutland House, South Street, EPSOM

Barnard Marcus are delighted to be marketing this fantastic purpose built one bedroom flat located in the ever popular Rutland house development just a stones throw from the picturesque Rosebery Park & just a short walk to Epsom Station & offered with no onward chain.



RUTLAND HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 317 SQ FT - 29.44 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.

Nestled in the heart of Epsom, this beautifully appointed one-bedroom apartment offers an exceptional blend of contemporary living and prime location. Situated within the sought-after Rutland House development, the property is ideally positioned to enjoy both the tranquillity of nearby green spaces and the vibrancy of Epsom's town centre.

Upon entering, residents are welcomed by a sleek, fully fitted kitchen featuring premium Bosch appliances and elegant granite work surfaces. The open-plan layout enhances the sense of space and light, while the bathroom showcases high-end Villeroy & Boch sanitary ware, reflecting a commitment to quality and design throughout.

Rutland House benefits from outstanding connectivity, located just a seven-minute walk from Epsom Station, providing frequent direct services to London Waterloo, Victoria, and London Bridge. Sutton is also accessible within ten minutes, making this an ideal residence for commuters.

The surrounding area offers a harmonious balance between urban convenience and natural beauty. Rosebery Park lies moments away, offering peaceful green space, while the town centre boasts a thriving community atmosphere with an array of bars, restaurants, and cultural amenities including the renowned Epsom Playhouse and two cinemas. Fitness enthusiasts will appreciate the proximity to several gyms and the David Lloyd health club.

The Property also benefits from No onward Chain.

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- Purpose Built Development
- Lift Access to All Floors
- Modern Fitted Kitchen
- Bathroom with Three Piece Suite
- Walking Distance to Shops, Station, Bars & Eateries

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3200.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108273



Property Ref:
EPS108273 - 0011

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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