





Church Close, Church Street, Epsom KT17 4PT

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welcome to

Church Close, Church Street, Epsom

Barnard Marcus are delighted to offer to the market this spacious two-bedroom ground floor apartment, ideally situated within walking distance of Epsom town centre and Epsom railway station.

The property offers well-balanced accommodation throughout, including a generous reception room with bay window, a separate fitted kitchen, two good-sized double bedrooms and a family bathroom. Measuring approximately 799 sq. ft., the apartment provides excellent living space for first-time buyers, downsizers and investors alike.

Perfectly positioned for convenience, Epsom town centre is just a short stroll away, offering an excellent selection of shops, restaurants, cafés and bars, whilst Epsom Station provides frequent direct services into London Waterloo, London Victoria and London Bridge, making this an ideal choice for commuters.

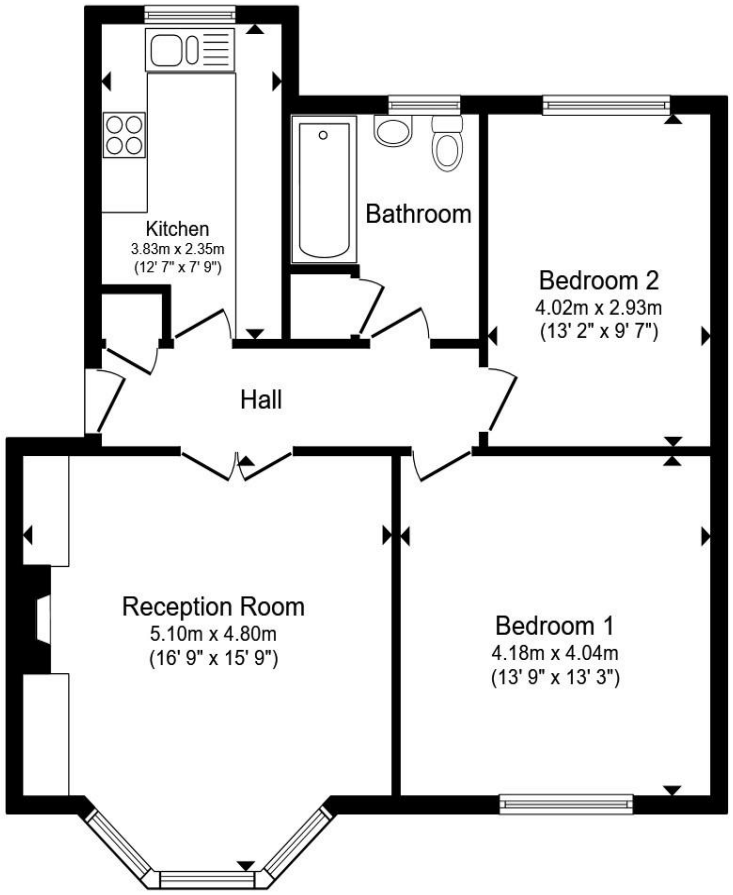
Further benefits include an allocated parking bay, ample storage and the added advantage of being offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

Early viewing is highly recommended.











Ground Floor

Total floor area 74.2 m² (799 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

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Church Close, Church Street, Epsom

- Ground Floor Flat
- Two Double Bedrooms
- Spacious Light Filled Reception Room
- Separate Fitted Kitchen
- Allocated Parking Bay
- Walking Distance to Shops, Station, Park & Eateries
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3445.67 Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jul 2010. 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

£375,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110693

The Property Ombudsman

Property Ref:
EPS110693 - 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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