



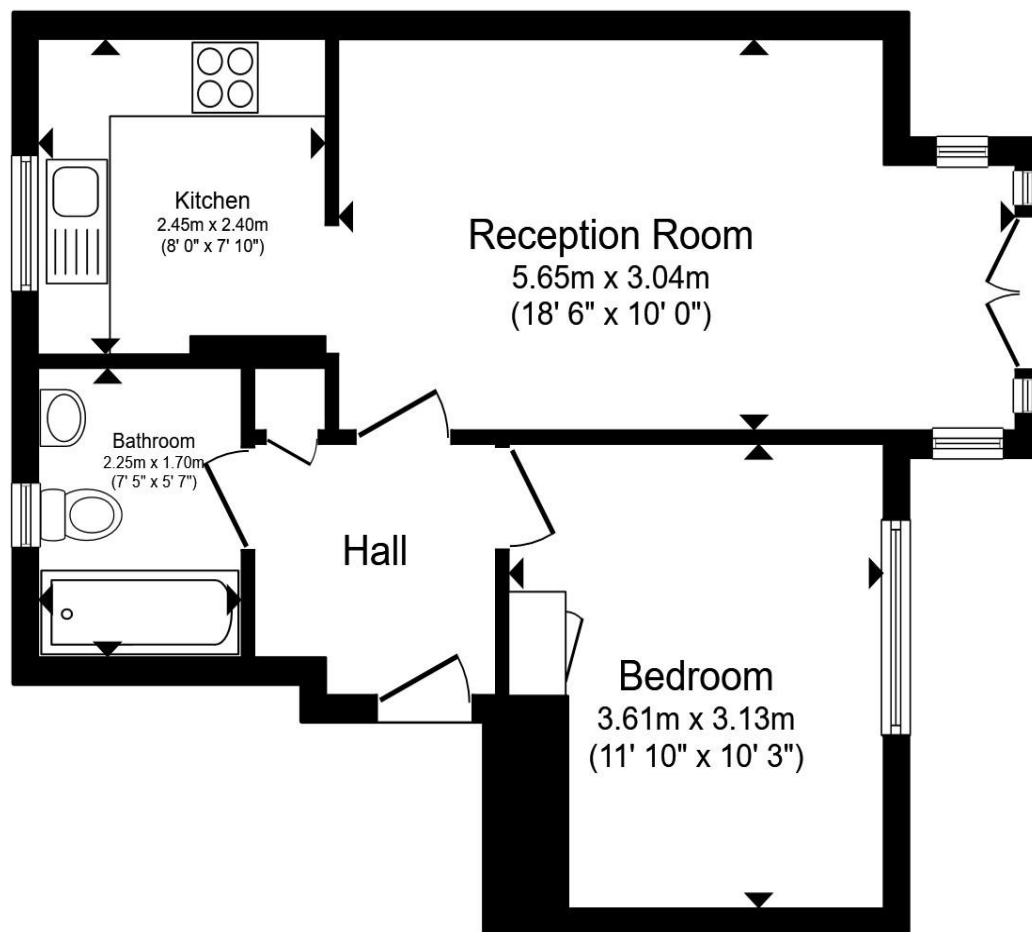
Farriers Road, Epsom KT17 1LP

welcome to

Farriers Road, Epsom

Perfectly positioned for Epsom's vibrant town centre and mainline station, this attractive first-floor apartment forms part of a small and popular development, offering allocated parking, well-maintained communal gardens and excellent commuter links to London Waterloo, Victoria and London Bridge.





Total floor area 42.7 m² (459 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



Situated within a sought-after small development, this well-presented one-bedroom first-floor apartment offers bright and practical accommodation in a highly convenient location, just a short walk from Epsom town centre and mainline station.

The property extends to approximately 459 sq. ft. and comprises a welcoming entrance hall, a generous reception room measuring over 18ft in length, a separate fitted kitchen, a spacious double bedroom with built-in storage and a well-appointed bathroom. The home also benefits from a useable boarded loft space with pull down ladder & has gas central heating & double glazing throughout.

Externally, residents enjoy the use of attractive communal gardens and the added benefit of an allocated parking space, providing valuable convenience in this central location.

Epsom town centre is within easy walking distance and offers a wide range of shops, restaurants, cafés and leisure facilities. Epsom station provides frequent direct rail services to London Waterloo, London Victoria and London Bridge, making the property particularly appealing to commuters. The area is also renowned for its open green spaces, including Epsom Downs and Horton Country Park.

This property represents an excellent opportunity for first-time buyers, investors and downsizers seeking a well-located home with easy access to local amenities and transport connections.

welcome to

Farriers Road, Epsom

- Top Floor Flat
- One Double Bedroom
- Modern Fitted Kitchen
- Built in Storage & Boarded Loft with Pull Down Ladder
- Gas Central Heating & Double Glazed
- Communal Garden
- Allocated Parking Bay

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1050.00 Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110677



Property Ref:

EPS110677 - 0004

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



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



barnardmarcus.co.uk