



The Parade, Spa Drive, Epsom KT18 7LG

welcome to

The Parade, Spa Drive Epsom

Occupying an enviable position opposite Epsom Common, this attractive ground floor flat offers generous accommodation, a private garden and a highly regarded Wells Estate location with no onward chain and with 45% share of the freehold.





Floor Plan



Barnard Marcus are delighted to welcome this well presented, ground floor flat located on the popular Wells estate and opposite Epsom Common and within easy reach of Epsom town centre.

The accommodation comprises of hallway, garden aspect reception room with double French doors leading out to the patio and garden. There is a fitted kitchen with matching range of base and wall units with integrated four burner gas hob with cooker hood above and oven under. There is also an integrated fridge/freezer and dishwasher along with recess for a washing machine. There is also a back door leading to the garden. The double bedroom has a full width built in wardrobes and the spacious bathroom comprises of a white suite with panel enclosed bath, low level wc, pedestal wash hand basin and a separate shower cubicle.

Outside a particular feature of this property is a private southerly facing garden with patio with the remainder laid to lawn. In addition, there is a detached garage with up and over door however there is restricted vehicle access.

Total floor area 58.7 m² (632 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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The Parade, Spa Drive, Epsom

- NO ONWARD CHAIN
- Ground Floor Flat
- One Double Bedroom
- 45% Share of Freehold
- Bathroom with Three Piece Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2003.
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

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110459



Property Ref:
EPS110459 - 0005

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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