



**Gainsborough Court Kingston Road, Epsom KT19 0SE**

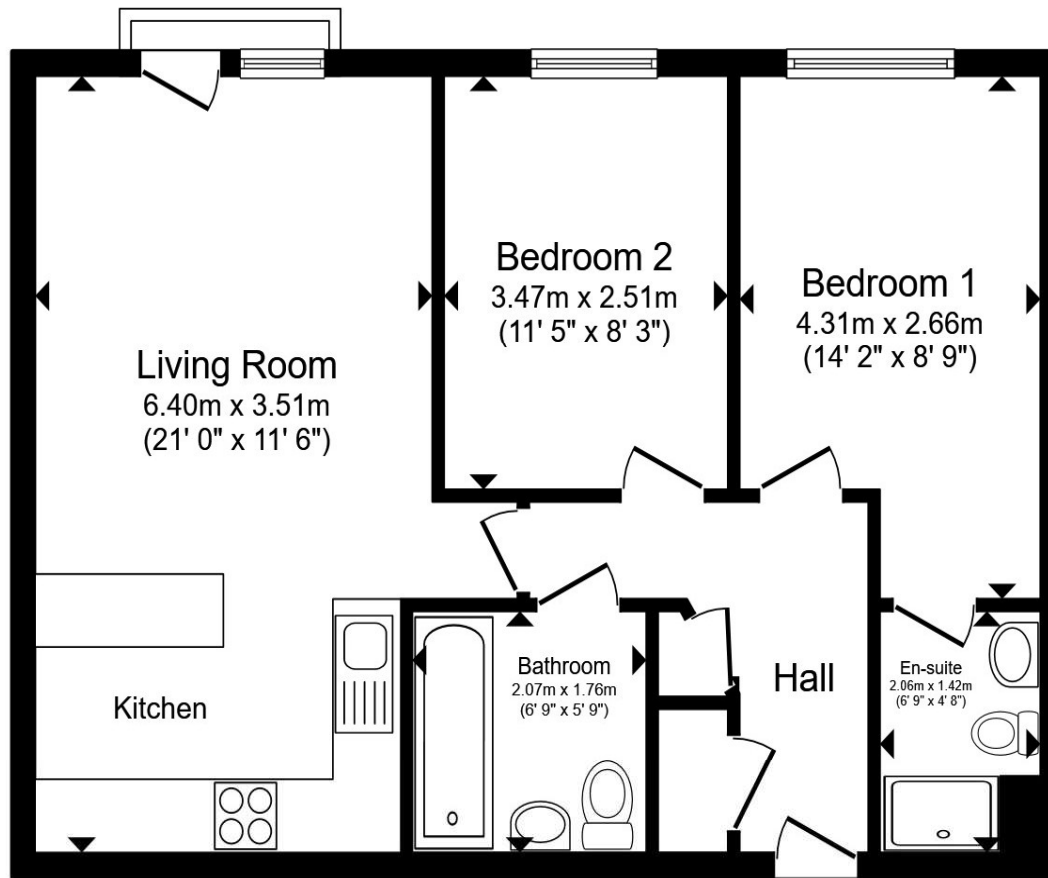


**welcome to**

**Gainsborough Court Kingston Road, Epsom**

Beautifully presented two-bedroom apartment set within a secure gated development with parking and communal gardens. Offering a spacious entrance hall, principal bedroom with modern en-suite, a generous second double bedroom, family bathroom and a bright open-plan living/kitchen/dining area.





### First Floor

Total floor area 56.8 m<sup>2</sup> (612 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](http://www.propertybox.io)



Set within a well-maintained and secure gated development, this beautifully presented two-bedroom apartment offers spacious and modern living in a highly convenient location. The property benefits from one allocated parking space within secure gated grounds, along with attractive communal gardens. Upon entering the apartment you are welcomed by a generous entrance hall which provides access to all rooms and useful storage. The principal bedroom is a fantastic size and benefits from a stylish modern en-suite shower room, creating a comfortable and private retreat. The second bedroom is also a well-proportioned double, ideal for guests, family members, or those needing a home office space. The property also offers a contemporary family bathroom finished to a good standard. The heart of the home is the impressive open-plan living, kitchen and dining area which provides an excellent space for both relaxing and entertaining. The room is bright and spacious, with double doors opening onto a Juliet balcony that overlooks the well-kept communal gardens, allowing plenty of natural light to flood the space. The apartment is presented in fantastic condition throughout and is ready for immediate occupation. Ideally located close to a range of local shops, amenities and restaurants, the property also offers excellent transport links. Stoneleigh train station is just a short distance away, while nearby bus routes provide easy connections into Surbiton, Kingston and Epsom.

welcome to

## Gainsborough Court Kingston Road, Epsom

- A Lovely Upper Ground Floor Apartment
- Secure Gated Allocated Parking
- Close To Stoneleigh Station Connecting London With Ease
- Great Bus Links Connecting Offering Great Access To Epsom, Surbiton & Kingston
- Juliet Balcony Overlooking The Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1650.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107192](https://www.barnardmarcus.co.uk/Property/EWE107192)



Property Ref:  
EWE107192 - 0003

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