



barnard marcus

Fleming House, John Watkin Close, Epsom KT19 7LN



welcome to

Fleming House, John Watkin Close, Epsom

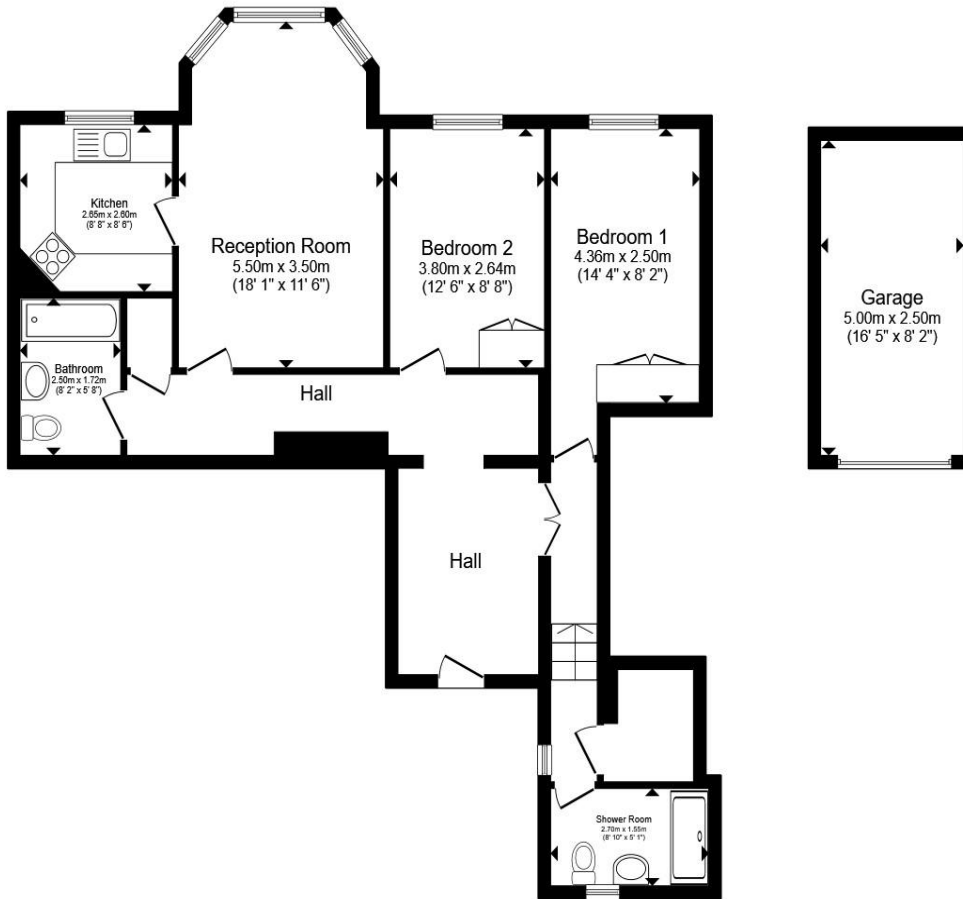
Barnard Marcus are pleased to present this exceptional ground floor period conversion apartment, situated in a tranquil cul-de-sac within the highly desirable Clarendon Park development.

This beautifully appointed residence offers a harmonious blend of character features and contemporary finishes, providing spacious and versatile accommodation throughout. Upon entering, a generous hallway welcomes you with access to a separate living wing comprising the principal bedroom, complete with a walk-in wardrobe and a luxurious en suite double shower room. A large storage cupboard further enhances practicality in this section of the home.

The main hallway leads to an impressive living and dining room, distinguished by soaring ceilings, a striking stone fireplace, and a grand sash bay window that floods the space with natural light. Adjoining this reception area is a modern fitted kitchen, thoughtfully equipped with integrated appliances including a dishwasher, oven, gas hob, and washing machine. The property also benefits from a second double bedroom and a stylish family bathroom, both accessed via the central hallway.

Additional features include a single garage, an allocated parking space, well-maintained communal gardens, and ample built-in storage located in both hallways. This outstanding apartment offers refined living in a peaceful setting, ideal for discerning buyers seeking elegance, comfort, and convenience.





Ground Floor

Garage

Total floor area 96.2 m² (1,035 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

welcome to

Fleming House, John Watkin Close, Epsom

- Ground Floor Period Conversion Apartment
- Two Double Bedrooms
- Two Bathrooms
- Garage & Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
EPS109992 - 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.

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)