



barnard marcus

The Chambers, High Street, Ewell, Epsom, KT17 1SB



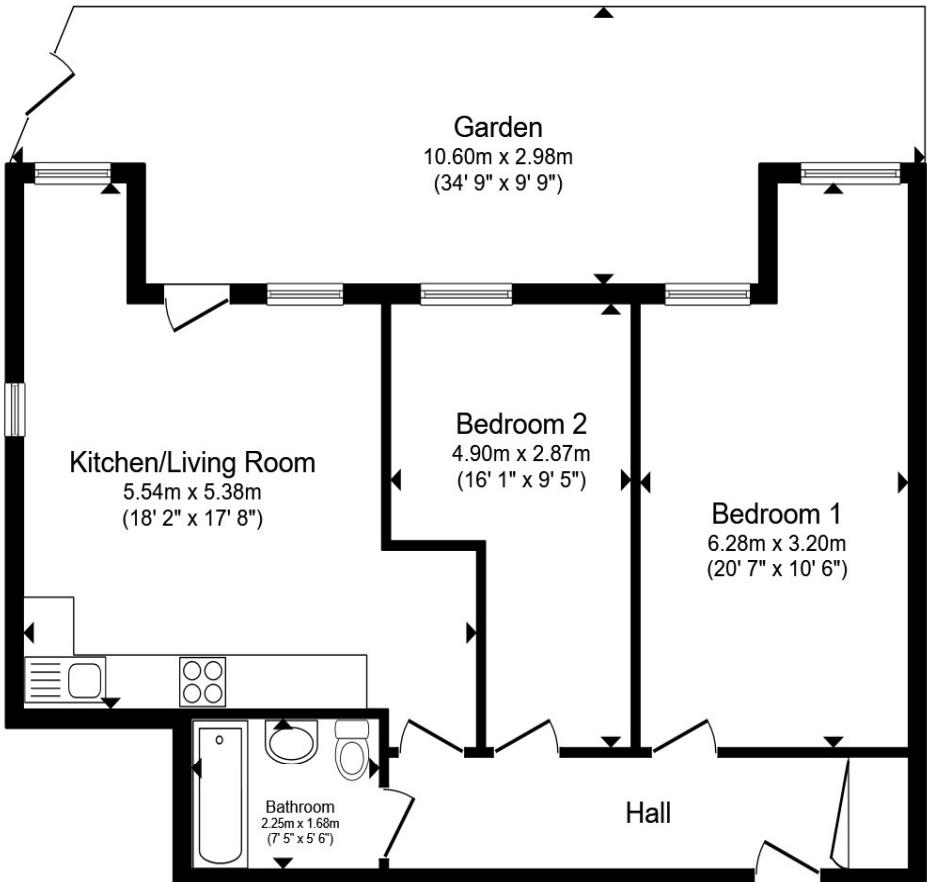
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welcome to

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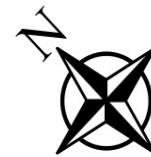
Barnard Marcus is pleased to offer this stunning ground floor two-bedroom flat for sale. Located in the tranquil Ewell Village this property is perfect for downsizers, first-time buyers & investors.





Total floor area 66.5 m² (716 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



A beautifully presented two bedroom ground floor apartment with its own private rear garden, situated within The Chambers in the heart of Ewell Village and conveniently close to excellent transport links.

The property is accessed via a well maintained communal entrance leading through to a private hallway, which forms the entrance to Apartment 9. Upon entering, you are welcomed by a spacious and inviting hallway that sets the tone for the accommodation throughout.

To the right is the impressive principal bedroom, an exceptionally generous double with ample space for wardrobes and additional furniture, flooded with natural light. The second bedroom is also a substantial double, larger than average for a property of this type, making it ideal as a guest room, home office or further principal bedroom. Directly ahead is a modern family bathroom, finished in a contemporary style.

To the rear of the property is a superb open plan living, dining and kitchen area. This bright and airy space offers plenty of room for a dining table and comfortable seating, complemented by a modern fitted kitchen. From here, doors provide direct access to your own private rear garden, perfect for relaxing or entertaining.

Located within walking distance of Ewell Village amenities and mainline stations, this fantastic apartment would suit first time buyers, downsizers or investors alike.



welcome to

The Chambers, High Street, Ewell, Epsom

- Private Rear Garden
- Two Large Double Bedrooms
- Ground Floor With Secure Access
- Located Close To Shops & Local Amenities
- Located Close To Transport Links Connect London & Surrey With Ease
- Long Lease
- Larger Than Average SQFT

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 3400.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



view this property online barnardmarcus.co.uk/Property/EWE107204



Property Ref:
EWE107204 - 0003

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.



Please note the marker reflects the postcode not the actual property



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