



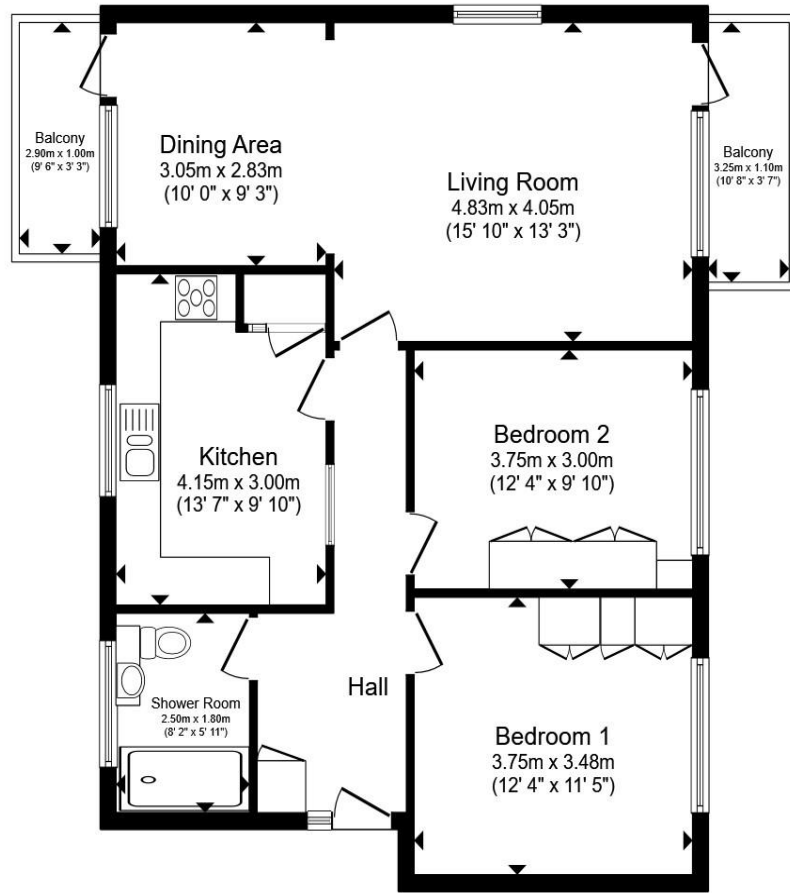
Meadow Court, Rosebank, Epsom KT18 7RY

welcome to

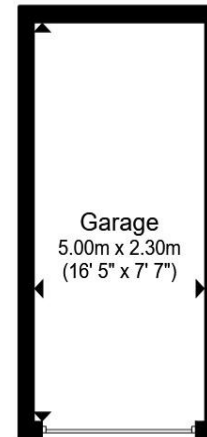
Meadow Court, Rosebank Epsom

A bright and spacious two-bedroom apartment boasting two private balconies, generous living space and a superb location just a short walk from Epsom town centre & Epsom Station, with direct trains to London Waterloo, Victoria and London Bridge & No Onward Chain.





Second Floor



Garage



This spacious and well-presented two-bedroom apartment offers generous accommodation, two private balconies, and a superb location within easy walking distance of Epsom town centre and Epsom Station, which provides direct rail services to London Waterloo, London Victoria, and London Bridge.

Set on the second floor (top floor), the property features a bright and airy living room with access to a private balcony, a separate dining area with its own balcony, and a well-proportioned kitchen offering ample worktop and storage space. Both bedrooms are comfortable doubles, complemented by a modern shower room and a welcoming central hallway.

The dual balconies provide valuable outdoor space, ideal for relaxing, dining, or enjoying fresh air throughout the day. The property further benefits from a private garage, offering secure parking or additional storage.

With its generous layout, excellent transport links, and close proximity to shops, cafés, restaurants, and green spaces, this apartment is perfectly suited to commuters, first-time buyers, downsizers, or investors seeking a well-located home in one of Surrey's most desirable towns.

Total floor area 91.2 m² (982 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

Meadow Court, Rosebank Epsom

- Beautifully Presented Top Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living / Diner
- Dual Balconies Front & Rear Facing
- Residents Parking & Garage En-Bloc
- Walking Distance to Shops, Schools & Station
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1510.00 Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£400,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110429



Property Ref:
EPS110429 - 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



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