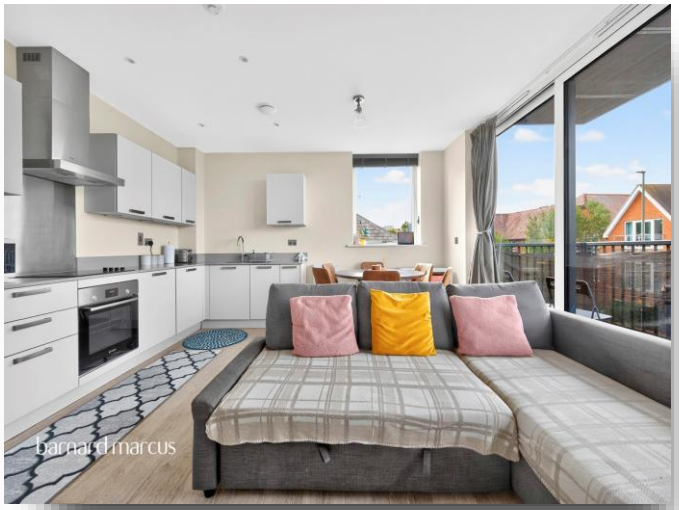






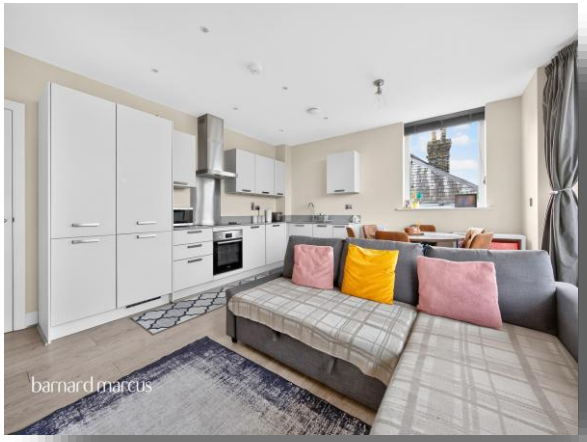
Imperial House, East Street, Epsom KT17 1EY

barnard marcus

welcome to

Imperial House, East Street, Epsom

No onward chain! A beautifully presented two double bedroom apartment with a private balcony, spacious open-plan living and an unbeatable location just moments from Epsom town centre and station.



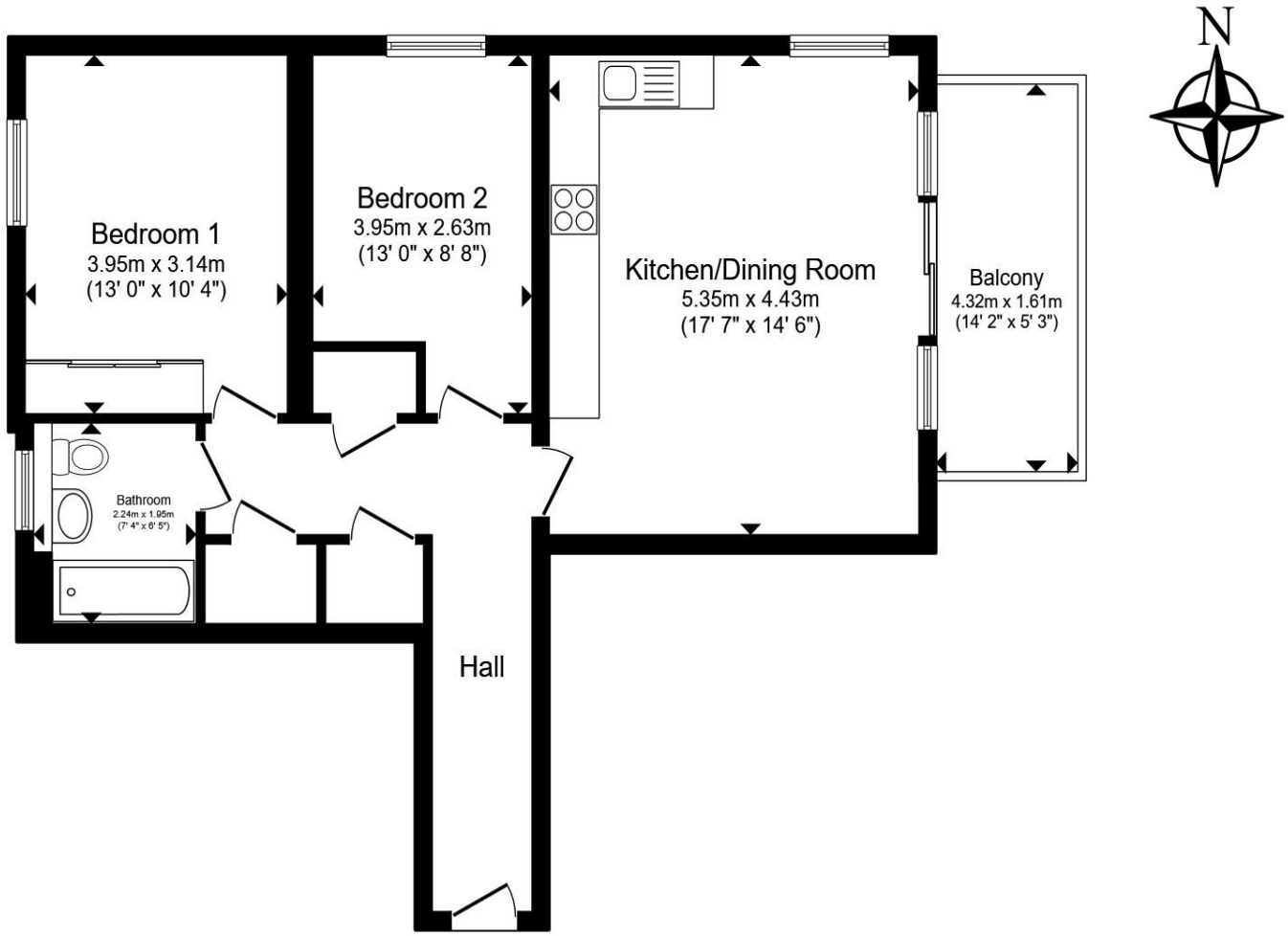












Total floor area 66.9 m² (720 sq.ft.) approx

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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A superb two double bedroom apartment enjoying a highly convenient position within easy walking distance of Epsom town centre and mainline station, offered to the market with no onward chain.

Presented in excellent order throughout, this bright and spacious apartment offers approximately 720 sq. ft. of well-planned accommodation. The heart of the home is the impressive open-plan kitchen/dining/living space, measuring over 17ft, providing the perfect environment for both everyday living and entertaining. Double doors lead directly onto a private balcony, creating a wonderful extension of the living space.

The property further benefits from two generous double bedrooms, a modern family bathroom and ample storage throughout. The principal bedroom enjoys fitted wardrobe space, whilst the second bedroom offers flexibility for guests, home working or growing families.

Ideally located for commuters, the apartment is just a short walk from Epsom station, providing excellent links into London, while the town centre offers an array of shops, restaurants, cafés and leisure facilities. Epsom Downs, Horton Country Park and a selection of highly regarded schools are also close by.

An excellent first-time purchase, downsizing opportunity or buy-to-let investment, this attractive apartment combines modern living with an enviable central location.

welcome to

Imperial House, East Street, Epsom

- Modern Upper Floor Flat
- Lift Access to all Floors & Secure Entry System
- Two Double Bedrooms
- Luxury Bathroom
- Private Sit on Balcony
- Allocated Parking Bay
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

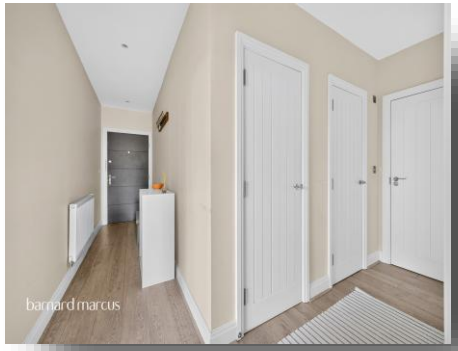
Council Tax Band: D Service Charge: 1536.00 Ground Rent: 400.00

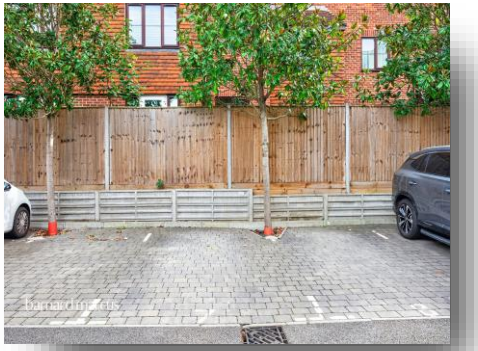
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110719

The Property Ombudsman

Property Ref:
EPS110719 - 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

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.