



**Rembrandt Court, Epsom KT19 0SB**

**welcome to**

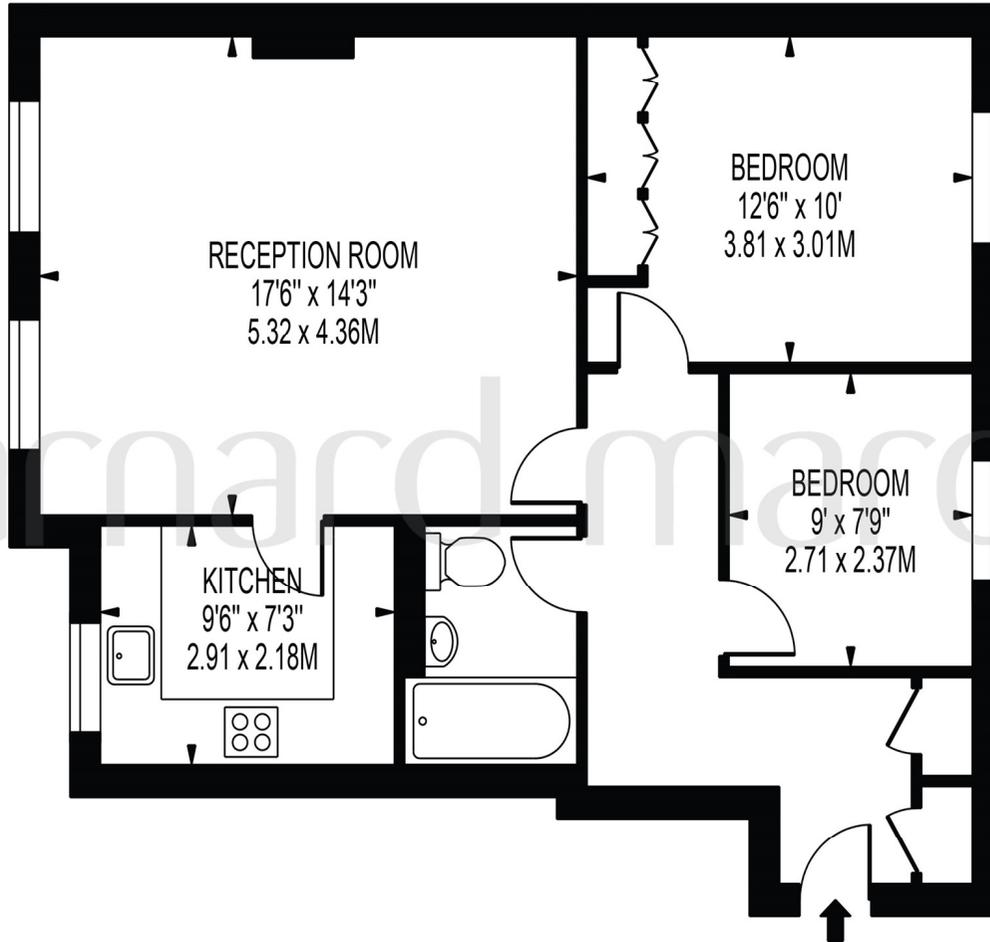
**Rembrandt Court, Epsom**

An attractive two bedroom first-floor flat offers bright and comfortable living in a convenient setting



# REMBRANDT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.73 SQ M



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Positioned within a well-regarded development in Stoneleigh, this attractive first-floor flat offers bright and comfortable living in a convenient setting. The location is ideal - just a short stroll from local shops, cafés, and Stoneleigh Station, which provides regular rail connections to London Waterloo.

Inside, the apartment features a spacious lounge and dining area. Large windows allow plenty of natural light to fill the room, while a feature fireplace adds a welcoming focal point. The separate kitchen is modern and well-equipped, designed for both everyday cooking and relaxed entertaining.

There are two good-sized bedrooms, each offering a light and airy feel, and the bathroom is fitted with a contemporary white suite.

Residents benefit from beautifully maintained communal gardens, as well as both allocated and visitor parking.

Stoneleigh is a friendly and desirable neighbourhood, known for its excellent transport links, green spaces such as historic Nonsuch Park, and a great selection of schools, shops, and restaurants - all within easy reach.

welcome to

## Rembrandt Court, Epsom

- Bright first-floor apartment in a well-maintained purpose-built block
- Generous lounge and dining area with large feature windows
- Contemporary fitted kitchen with modern
- Two spacious and naturally bright bedrooms
- Access to beautifully kept communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £310,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107118](https://www.barnardmarcus.co.uk/Property/EWE107118)



Property Ref:  
EWE107118 - 0007

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.

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barnard marcus



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



429 Kingston Road, Epsom, Surrey, KT19 0DB



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