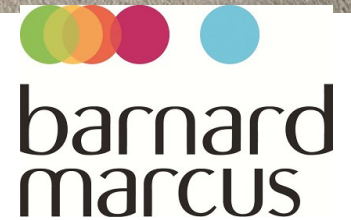




barnard marcus

Mercury House Cheam Road, Epsom KT17 1SN



welcome to
Mercury House Cheam Road,
Epsom

- Being Sold Chain Free
- Two Bedrooms & Two Bathrooms
- Allocated Parking
- Close To Shops & Local Amenities
- Close Proximity To Ewell West & Ewell East Station Connecting London With Ease

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1475.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Oct 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000

Barnard Marcus is pleased to offer this two-bedroom flat for sale. Located in Ewell Village the property offers two double bedrooms, two bathrooms, open plan kitchen/living room & allocated parking.



view this property online [barnardmarcus.co.uk/Property/EWE107248](https://www.barnardmarcus.co.uk/Property/EWE107248)



Property Ref:
EWE107248 - 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.



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