



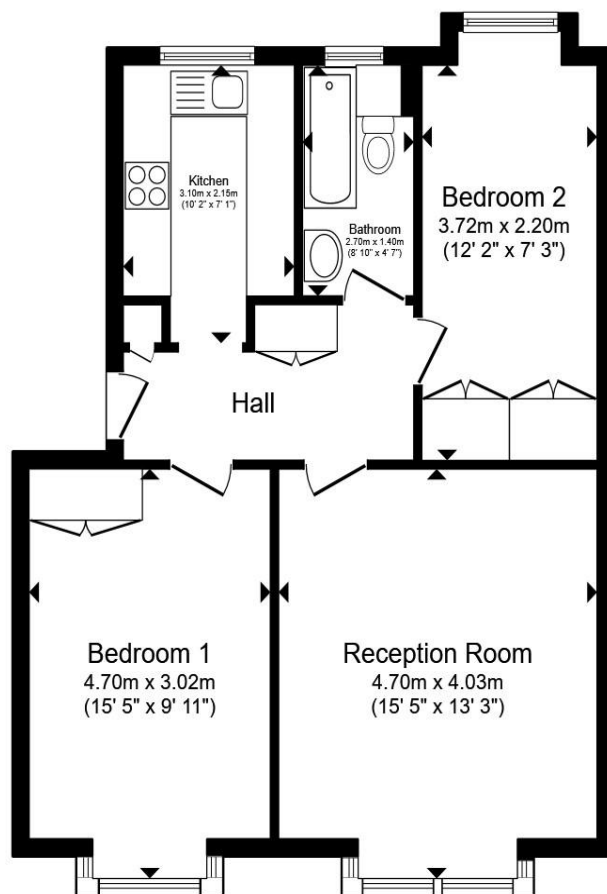
Danehurst Court, Alexandra Road, Epsom KT17 4BY

welcome to

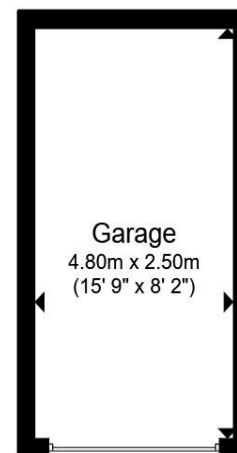
Danehurst Court, Alexandra Road, Epsom

A spacious two-bedroom top floor apartment offered with no onward chain. Benefiting from a generous reception room, separate kitchen, garage and excellent storage, all within walking distance of local shops and the station. Ideal for first-time buyers, investors and downsizers alike.





2nd Floor



Garage



Total floor area 73.0 m² (786 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



Offered to the market with no onward chain, this spacious two-bedroom top floor apartment enjoys a highly convenient position within walking distance of the town centre and railway station, making it an ideal purchase for first-time buyers, downsizers and investors alike.

The accommodation comprises a welcoming entrance hall, a bright and generously proportioned reception room measuring over 15ft, a separate fitted kitchen, two well-sized bedrooms and a family bathroom. The principal bedroom is a particularly impressive size, whilst the second bedroom provides excellent flexibility as a guest room, home office or additional bedroom space. The apartment benefits from ample storage and plenty of natural light throughout.

Externally, the property is further enhanced by the rare addition of a private garage, providing secure parking or valuable storage.

Situated within easy reach of local shops, restaurants, leisure facilities and excellent transport links, the property offers the perfect combination of convenience and comfortable living. The nearby station provides regular services to London, making it an attractive option for commuters.

welcome to

Danehurst Court, Alexandra Road, Epsom

- Top Floor Flat
- Two Bedrooms
- Separate Fitted Kitchen
- Approx 786 sq ft
- Garage in Block

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Apr 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110610



Property Ref:

EPS110610 - 0005

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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