





Briavels Court, Downs Hill Road, Epsom KT18 5HP

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welcome to

Briavels Court, Downs Hill Road, Epsom

Perfectly positioned for Epsom living, this spacious ground floor apartment offers two double bedrooms, generous living accommodation, residents' parking and a garage en-bloc, all within a short walk of Epsom town centre and mainline station with direct services to London.



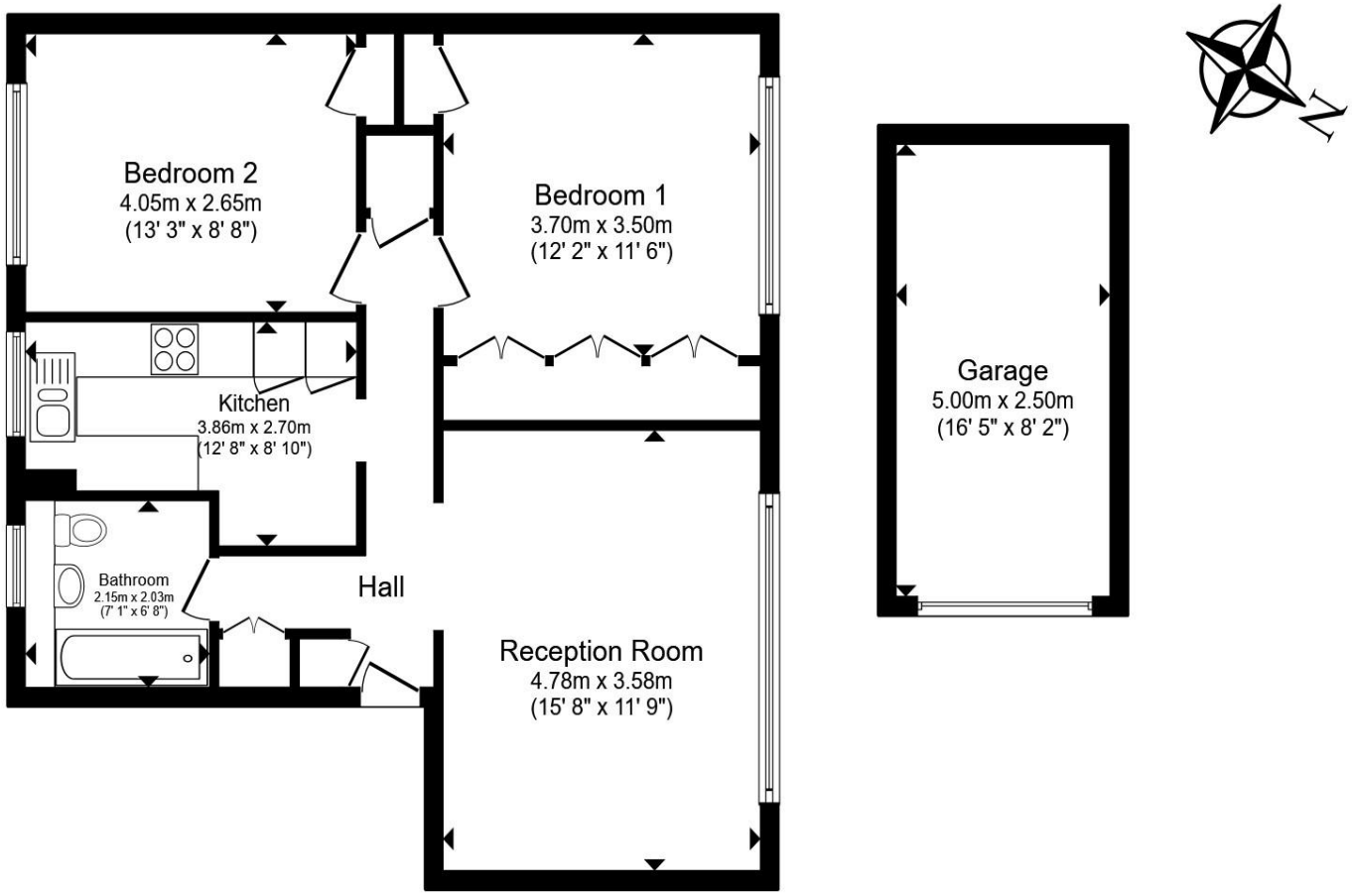












Ground Floor **Garage**

Total floor area 80.3 m² (865 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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Situated within a popular and well-established development, this spacious ground floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. The property boasts two generous double bedrooms, a bright and well-proportioned reception room, a fitted kitchen and a family bathroom, all arranged around a welcoming central hallway.

The development is ideally positioned within walking distance of Epsom town centre, offering an excellent selection of shops, restaurants, bars and leisure facilities, together with Epsom railway station providing frequent direct services into London, making it perfect for commuters.

Families will appreciate the proximity to a number of highly regarded local schools, while further benefits include residents' parking and a private garage en-bloc, providing valuable additional storage and parking options.

Early viewing is highly recommended to appreciate the generous accommodation, convenient location and excellent lifestyle on offer. The home also boasts a lease of over 900 years.

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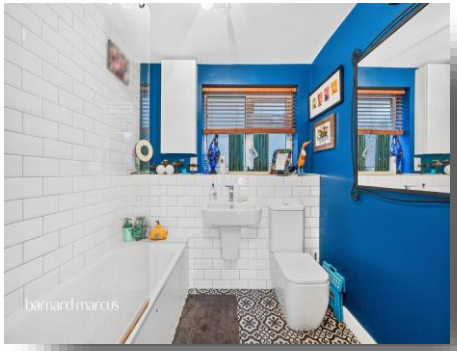
- Ground Floor Flat with over 900 Years Remaining on Lease
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bathroom with Three Piece Suite
- Communal Gardens
- Residents Parking & Garage En-Bloc
- Walking Distance to Schools, Shops & Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1560.00 Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110781

The Property Ombudsman

Property Ref:
EPS110781 - 0002

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