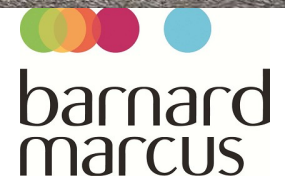




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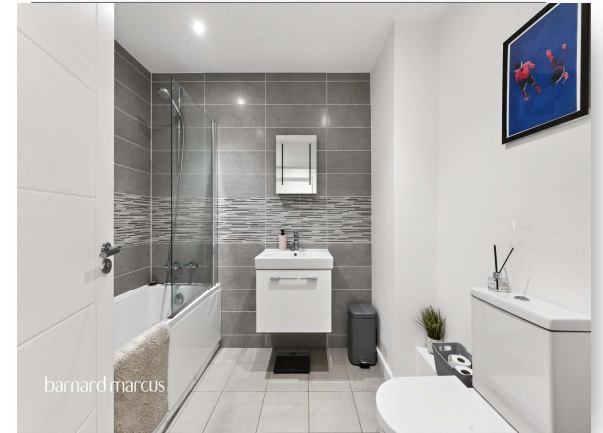
The Roveries, Hardwick Close, Epsom KT19 9NR

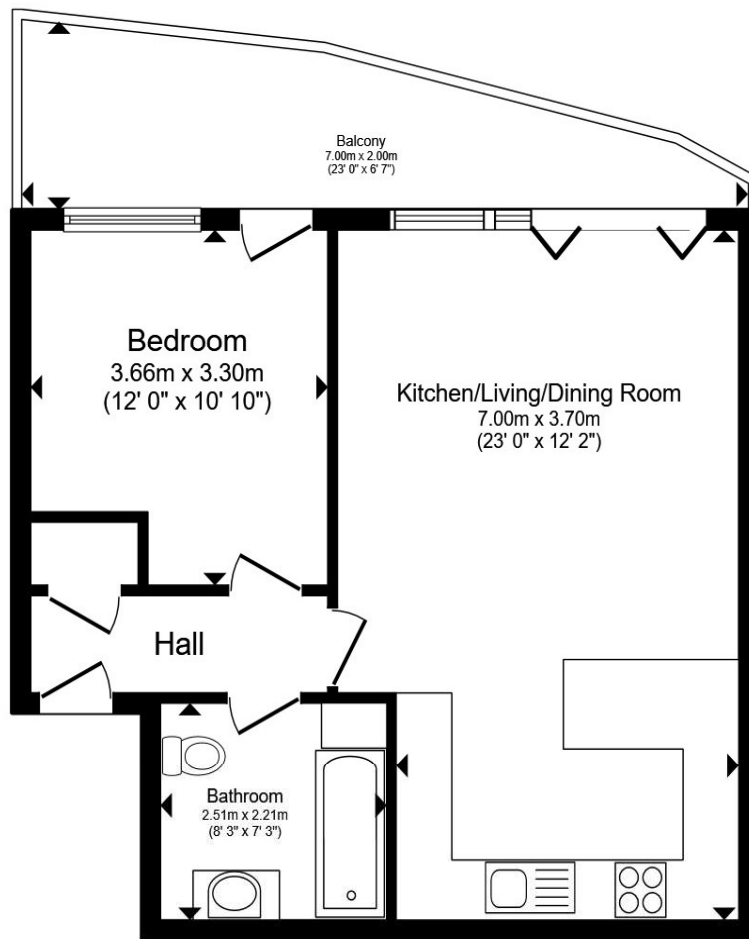


welcome to

The Roveries Hardwick Close, Epsom

A stunning first-floor one-bedroom apartment in a quiet cul-de-sac, featuring a large open-plan living space, private balcony, resident parking, and a long lease over 900 years. Ideally located close to shops and transport links, presented in fantastic turnkey condition.





Situated in a quiet and highly desirable cul-de-sac, this beautifully presented first-floor one-bedroom apartment offers modern living in fantastic condition throughout, making it an ideal turnkey purchase for first-time buyers, investors, or downsizers alike.

The property boasts a well-proportioned double bedroom, providing ample space for furnishings and storage, along with a contemporary bathroom finished to a clean and practical standard. The standout feature of the home is the impressive open-plan kitchen, living, and dining area, measuring approximately 23' x 12', creating a bright and versatile space perfect for both relaxing and entertaining. The kitchen is thoughtfully laid out with generous worktop and storage space, seamlessly flowing into the living area.

From the main living space, doors lead out onto a large private balcony, offering a peaceful outdoor retreat-ideal for morning coffee or evening unwinding. Additional benefits include resident parking, a long lease in excess of 900 years, and a well-maintained communal setting.

Conveniently located close to local shops, amenities, and excellent transport links, the property combines quiet residential living with easy access to everyday essentials. Presented in move-in-ready condition, this is a rare opportunity to secure a stylish and low-maintenance home in a sought-after location.

Total floor area 49.8 m² (536 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



welcome to

The Roveries Hardwick Close, Epsom

- Long Lease over 900-years
- Quiet Cul-De-Sac Location
- Residents Parking
- Large Open Plan Kitchen, Dining Living Room
- Immaculately Presented Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1860.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



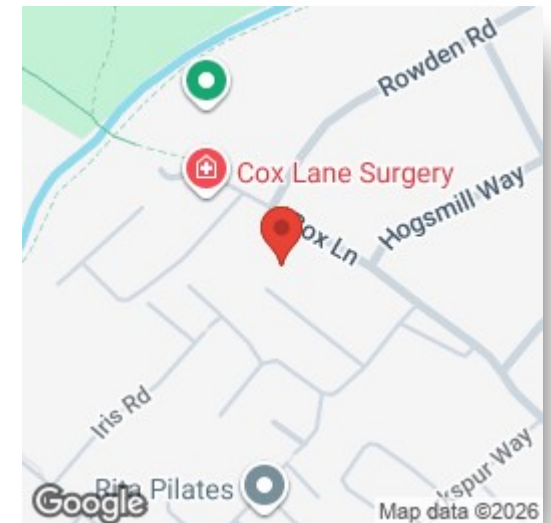
view this property online [barnardmarcus.co.uk/Property/EWE107279](https://www.barnardmarcus.co.uk/Property/EWE107279)



Property Ref:
EWE107279 - 0004

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.



Please note the marker reflects the postcode not the actual property



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