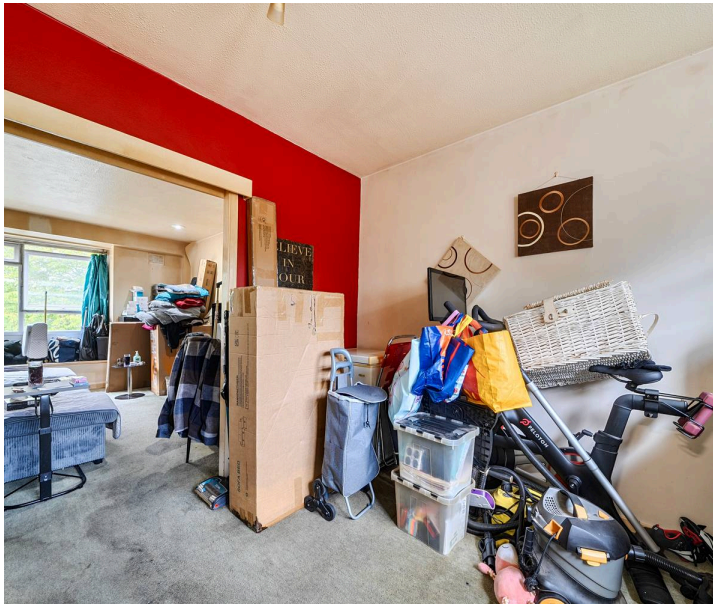


Treemount Court, Grove Avenue, Epsom

Guide Price £270,000







Treemount Court, Grove Avenue

Epsom

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £275,000.
Spacious two-bedroom split-level maisonette in Epsom's College Area, with garage, close to town and station.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Requiring Modernisation
- Split Level Maisonette
- Sought After College Area Of Epsom
- Spacious Reception
- Two Double Bedrooms
- Kitchen
- Family Bathroom
- Garage In Block
- Close To Town Centre & Station

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £275,000.

Situated in the highly sought-after College Area of Epsom, tucked away on a quiet no-through road yet within easy walking distance of the town centre, this spacious two-bedroom split-level maisonette offers an exciting opportunity for buyers seeking a property with excellent potential for modernisation and personalisation.

Arranged over two floors, the property offers a generous reception room with ample space for both living and dining, creating a versatile environment for relaxing and entertaining. The separate kitchen is well proportioned and provides an excellent opportunity to create a stylish and contemporary space tailored to your individual requirements.

Both bedrooms are well-sized doubles and offer large built in storage, while the family bathroom is conveniently positioned to serve both bedrooms.

Further benefits include a garage located in a nearby block, providing secure parking or valuable additional storage space. The property also enjoys an enviable location, just moments from Epsom town centre and its mainline station, providing convenient connections to London and surrounding areas.

A wide range of amenities are also within easy reach, including shops, cafés, restaurants and well-regarded local schools, making this an ideal location for those seeking both convenience and lifestyle.

Offering generous accommodation, a highly desirable location and excellent scope for improvement, this maisonette provides a fantastic blank canvas for buyers looking to create a stylish and comfortable home in one of Epsom's most popular residential areas.

Auctioneers Additional Comments:-

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

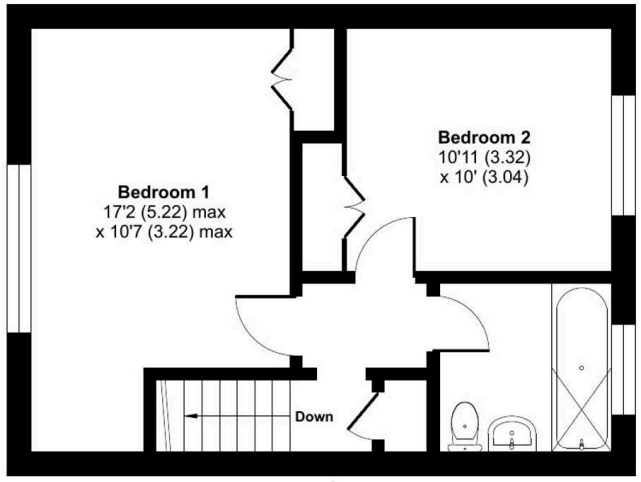
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

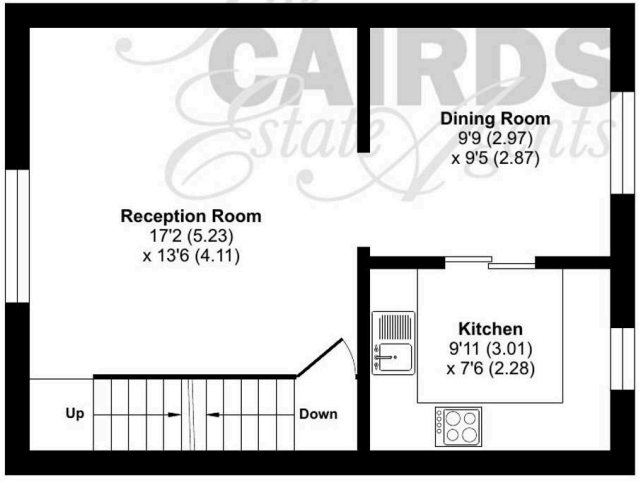
Treemount Court, Grove Avenue, Epsom, KT17

Approximate Area = 870 sq ft / 80.8 sq m

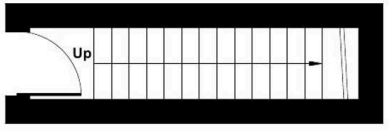
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk