



barnard marcus

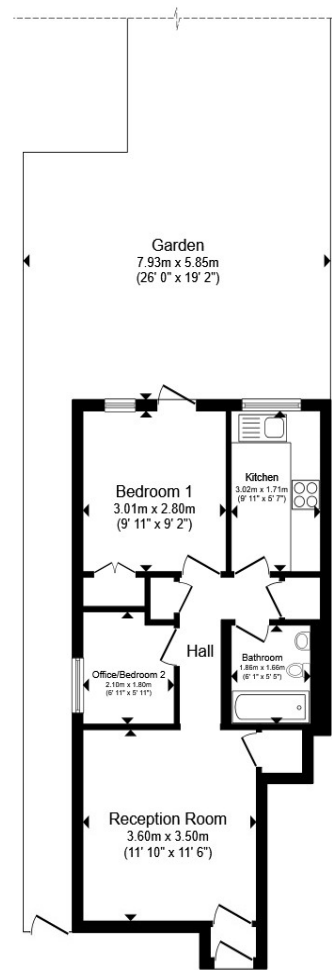
**Godwin Close, Epsom KT19 9LD**

welcome to

## Godwin Close, Epsom

Barnard Marcus is proud to offer this spacious ground floor maisonette offering ample living space, private rear garden & allocated parking.





This well-presented ground floor apartment offers a fantastic blend of space, natural light and practicality, making it an ideal home for first-time buyers, downsizers or investors alike. You are welcomed via a useful porch area which opens into a bright and inviting lounge, perfectly positioned for relaxing or entertaining. The living space benefits from excellent natural light and a comfortable layout that works well for modern living. Situated centrally within the property is a versatile second bedroom, ideal for use as a guest room, home office or study, offering flexibility to suit a variety of lifestyles. The accommodation is further complemented by a contemporary family bathroom, finished to a modern standard and thoughtfully laid out. To the rear of the property, you will find a fitted kitchen with ample storage and worktop space, providing a practical and functional cooking area. Adjacent to the kitchen is the main bedroom, a generous double room which enjoys the added benefit of direct access onto a private rear garden - a real highlight of the home and perfect for outdoor dining, relaxing or enjoying some fresh air. Additional benefits include allocated parking, a long lease, low ground rent and no service charge, offering peace of mind and low ongoing costs. The property is superbly located with excellent transport links close by, well-regarded schools in the local area, and a wide range of amenities and shops within easy reach.

**Total floor area 42.2 m<sup>2</sup> (454 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](http://www.propertybox.io)



welcome to

## Godwin Close, Epsom

- Private Rear Garden & Allocated Parking
- Being Sold With Share Of Freehold
- No Service Charge & Low Ground Rent
- Close To Primary & Secondary Schools
- Great Transport Links Connecting London & Surrey With Ease

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 340.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985. 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



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107180](https://barnardmarcus.co.uk/Property/EWE107180)



Property Ref:  
EWE107180 - 0006

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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