



**Ashley House, Ashley Road, Epsom KT18 5AZ**



**welcome to**

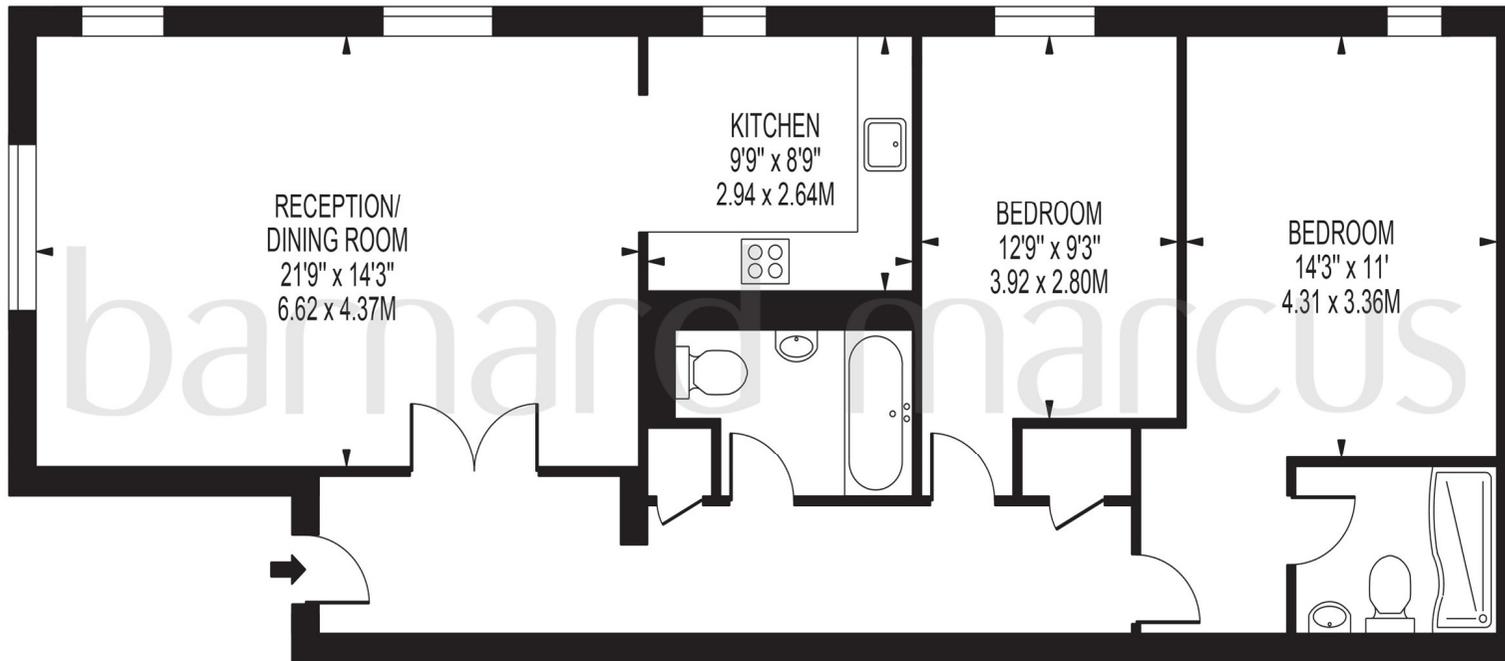
**Ashley House, Ashley Road, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom first floor apartment situated just off Epsom High-street and moments from the shops & station with allocated parking bay & a communal court yard garden.



# ASHLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 994 SQ FT - 92.33 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This fantastic home is set within an attractive and historic building that is perfectly located within the very heart of Epsom Town Centre, enjoying practicality in abundance whilst also being just a short walk from Epsom Station and shops.

Expertly converted in 2019 alongside consultation from Historic England due to the grade II listed nature of these beautiful buildings, this fine apartment is fitted to a truly high specification and is the perfect mix of character, style and modern convenience.

The main house was built around 1750 as a palladium mansion and the smaller annexe building which this apartment sits within was a later addition in the 19th century. However, in more recent years it has been used as a registry office and now enjoys some of the best and most practical town centre living that Epsom has to offer.

The property has a secure telephone entry system and well-maintained communal entrance and stairs.

The home offers a huge lounge / diner with wood floors, high ceilings, sash windows and is dual aspect allowing an abundance of natural light to flood the home and into the connecting modern fitted kitchen. This property also boasts two very generous sized double bedrooms, with the master benefiting from an en-suite shower room and there is a further family bathroom with three piece suite.

Outside there is an allocated parking bay and a paved communal courtyard to the rear as well as the open spaces of Rosebery Park which is just a few hundred meters away.

welcome to

## Ashley House, Ashley Road, Epsom

- Stunning First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Bay
- Prominent High Street Location

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 120 years from 13 Nov 2024. 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

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109385](https://www.barnardmarcus.co.uk/Property/EPS109385)



Property Ref:  
EPS109385 - 0011

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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