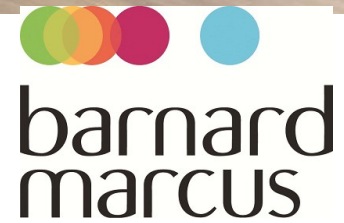




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**Court Farm View, Kingston Road, Epsom KT19 0SU**



**welcome to**  
**Court Farm View Kingston Road,**  
**Epsom**

- One Bedroom First Floor Apartment
- 452SQFT Of Living Space
- High Quality Finish Throughout
- Air Conditioning & Heating System
- Cycle Storage & Communal Gardens
- Close To Shops, Schools & Local Amenities
- Energy Efficient Modern Construction
- CGI images for demonstration purposes only.

Tenure: Leasehold EPC Rating: Exempt  
Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£300,000**

A beautifully presented 1 bedroom first floor apartment offering high-specification living, a spacious open-plan layout, and excellent connectivity in a sought-after Ewell location.



**view this property online** [barnardmarcus.co.uk/Property/EWE107315](https://barnardmarcus.co.uk/Property/EWE107315)



**Property Ref:**  
EWE107315 - 0003

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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