

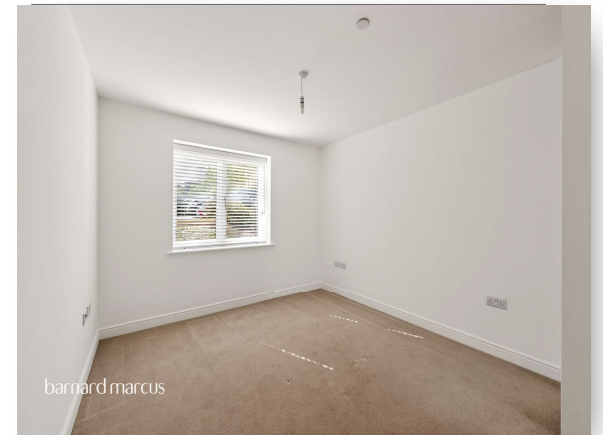
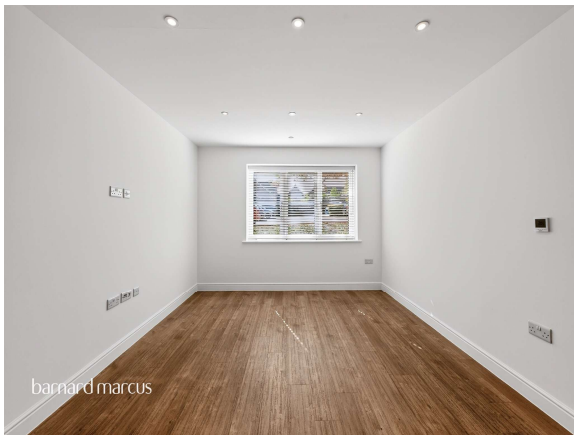
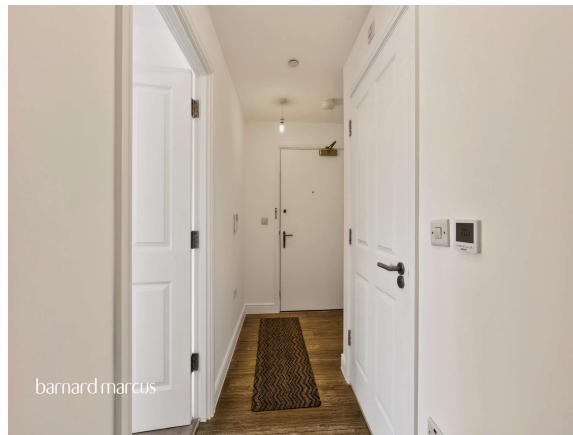


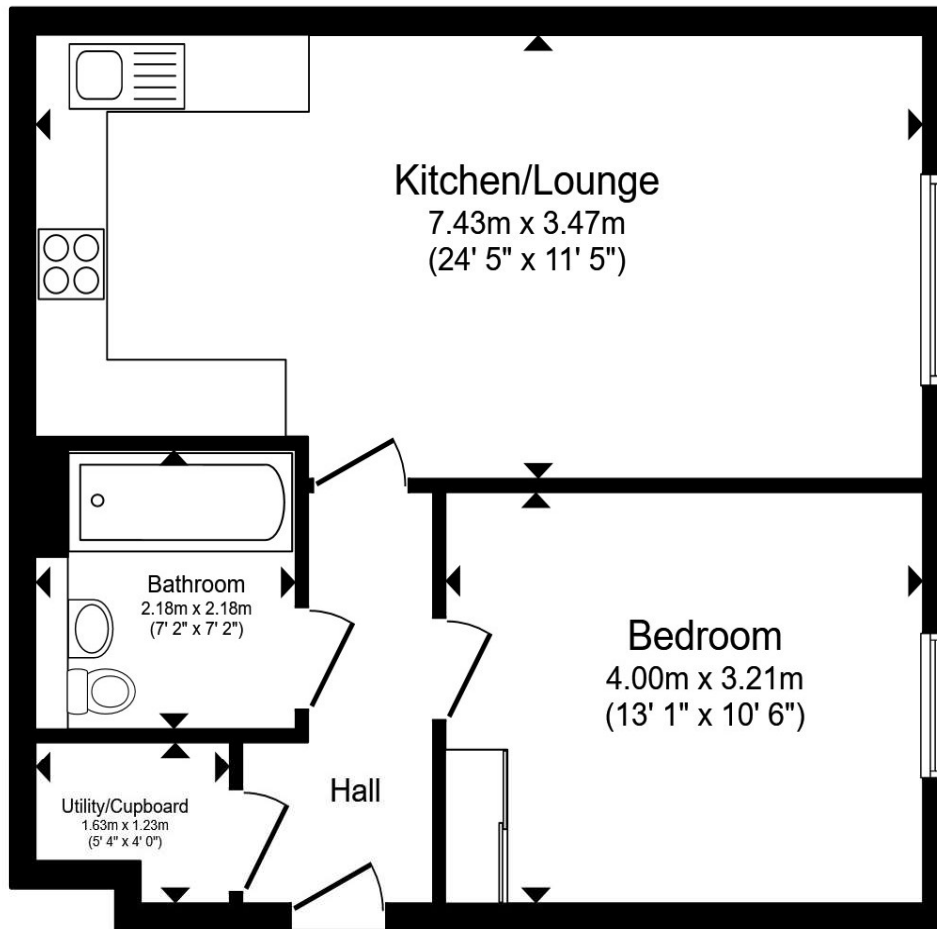
Aurora House Ceres Crescent, Epsom KT17 1FE

welcome to

Aurora House Ceres Crescent, Epsom

Immaculate ground floor apartment in Aurora House, Epsom, featuring a spacious open plan kitchen and living area, double bedroom with built-in storage, underfloor heating, allocated parking, and offered chain free.





Located within the sought-after Aurora House development in Epsom, this beautifully presented ground floor apartment is offered to the market in immaculate condition throughout and is being sold chain free. Having been barely used by the current owner, the property feels almost brand new and is ready for immediate occupation.

The accommodation comprises a spacious and well-designed open plan kitchen and living area, providing a fantastic space for both relaxing and entertaining. The kitchen is modern and well-appointed, seamlessly flowing into the living space, while large windows allow for an abundance of natural light.

The double bedroom is generously sized and benefits from built-in storage, offering both practicality and comfort. A large, contemporary bathroom serves the property and is finished to a high standard. Further benefits include underfloor heating throughout, adding a touch of luxury and efficiency.

Externally, the property comes with allocated parking, a highly sought-after feature in this central location. Aurora House is ideally positioned within close proximity to Epsom town centre, offering a wide range of shops, restaurants, and local amenities, as well as excellent transport links.

With a long lease and low-maintenance living, this property is perfectly suited to first-time buyers, downsizers, or investors looking for a strong addition to their portfolio.

Total floor area 50.1 m² (539 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

Aurora House Ceres Crescent, Epsom

- Ground floor apartment in Aurora House
- Chain free sale
- Large open plan kitchen and living area
- Double bedroom with built-in storage
- Modern bathroom and underfloor heating throughout

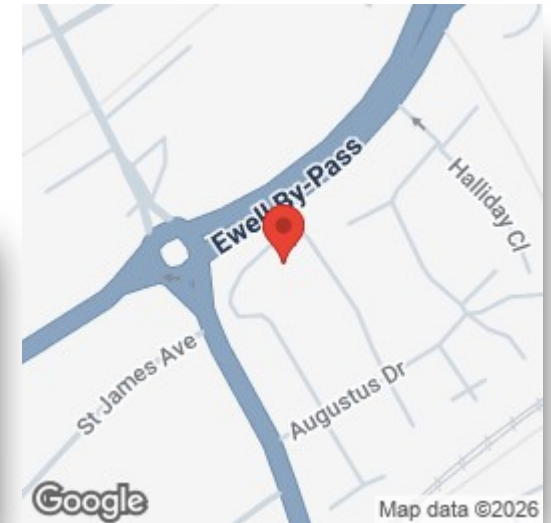
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1066.00

Ground Rent: 328.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107274



Property Ref:
EWE107274 - 0002

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.

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