



barnard marcus

Kingston Road, Epsom KT19 0BT



welcome to

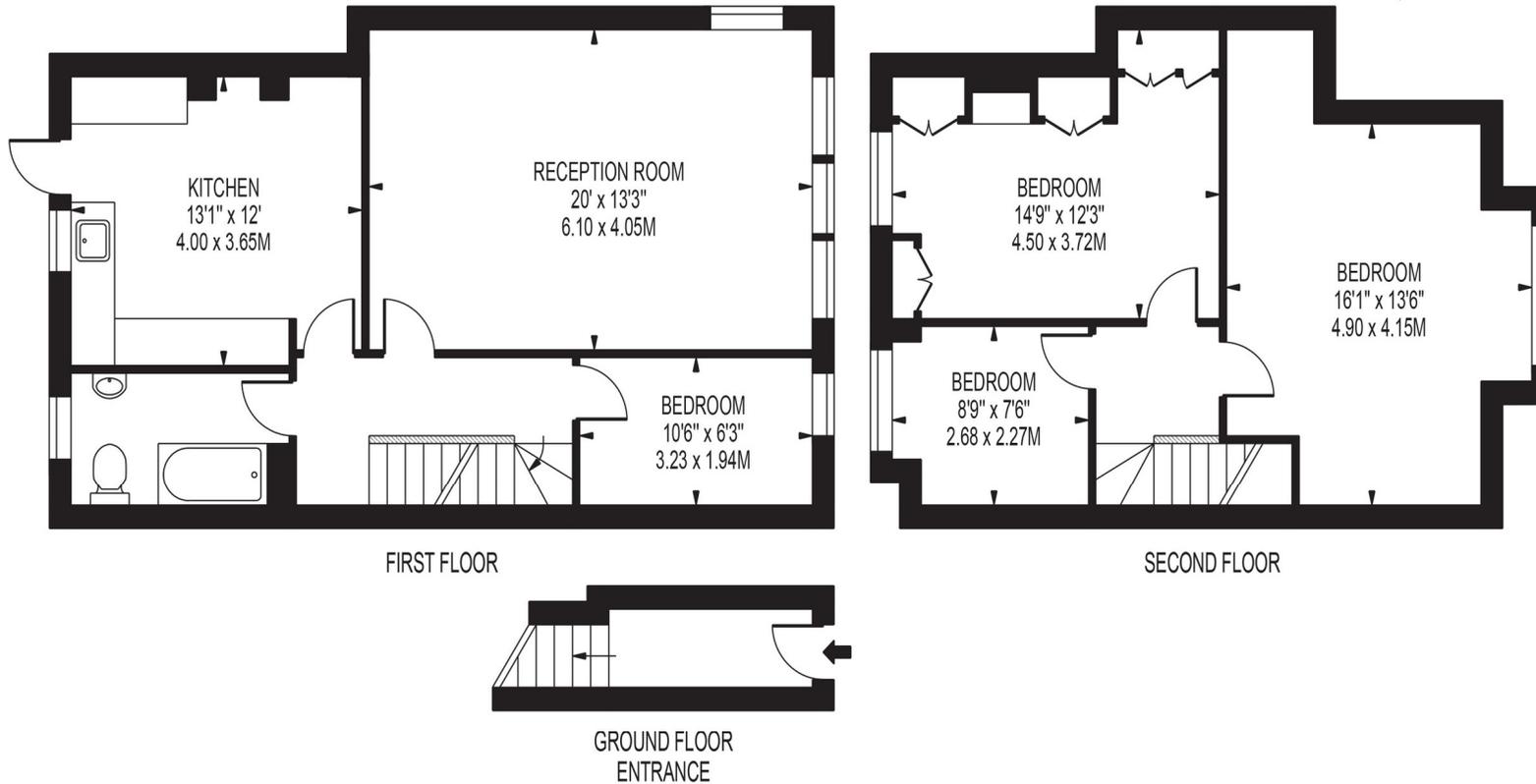
Kingston Road, Epsom

A beautifully renovated three-bedroom first floor flat.



KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1181 SQ FT - 109.73 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.

A beautifully renovated three-bedroom first floor flat, ideally located on the ever-popular Kingston Road, offering spacious and stylish living throughout. This impressive property boasts a fantastic layout with three generously sized bedrooms, each providing ample space for furniture, storage, or even a home office setup. The main bedroom stands out as the centrepiece of the home - exceptionally large and filled with natural light, it's the kind of room that instantly gives a 'wow' factor on entry. The flat has been tastefully modernised to a high standard, with a sleek, contemporary kitchen offering plenty of storage, worktop space, and integrated appliances - perfect for cooking and entertaining. At the heart of the home is the extremely large living room, providing the ideal space for relaxing, dining, and socialising with family and friends. Set in a well-maintained building, the property is located close to excellent transport links into both London and Surrey, making it ideal for commuters. You'll also find a fantastic selection of well-regarded primary and secondary schools in the area, adding further appeal for families. With a great mix of shops, cafes, parks, and local amenities nearby, this flat presents an incredible opportunity for first-time buyers, growing families, or buy-to-let investors looking for a ready-to-move-in property in a thriving location.

welcome to

Kingston Road, Epsom

- Long Lease Remaining
- Close To Shops & Local Amenities
- Excellent Transport Links Close By
- Extremely Large Square Foot
- Living Space Over Two Floor

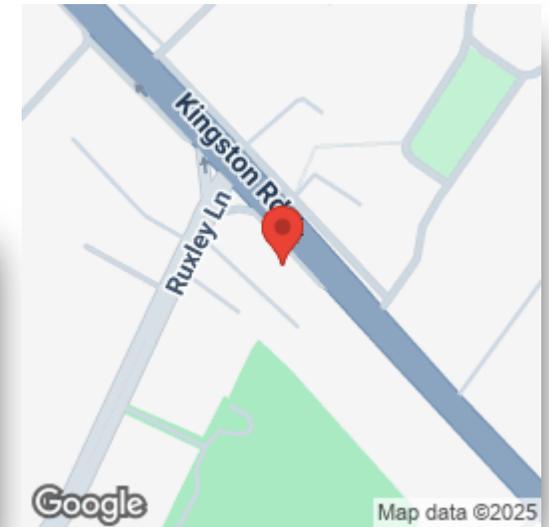
Tenure: Leasehold EPC Rating: D

Council Tax Band: C 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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106990](https://www.barnardmarcus.co.uk/Property/EWE106990)



Property Ref:
EWE106990 - 0005

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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