



Ruxley Lane, Epsom KT19 9JS

welcome to

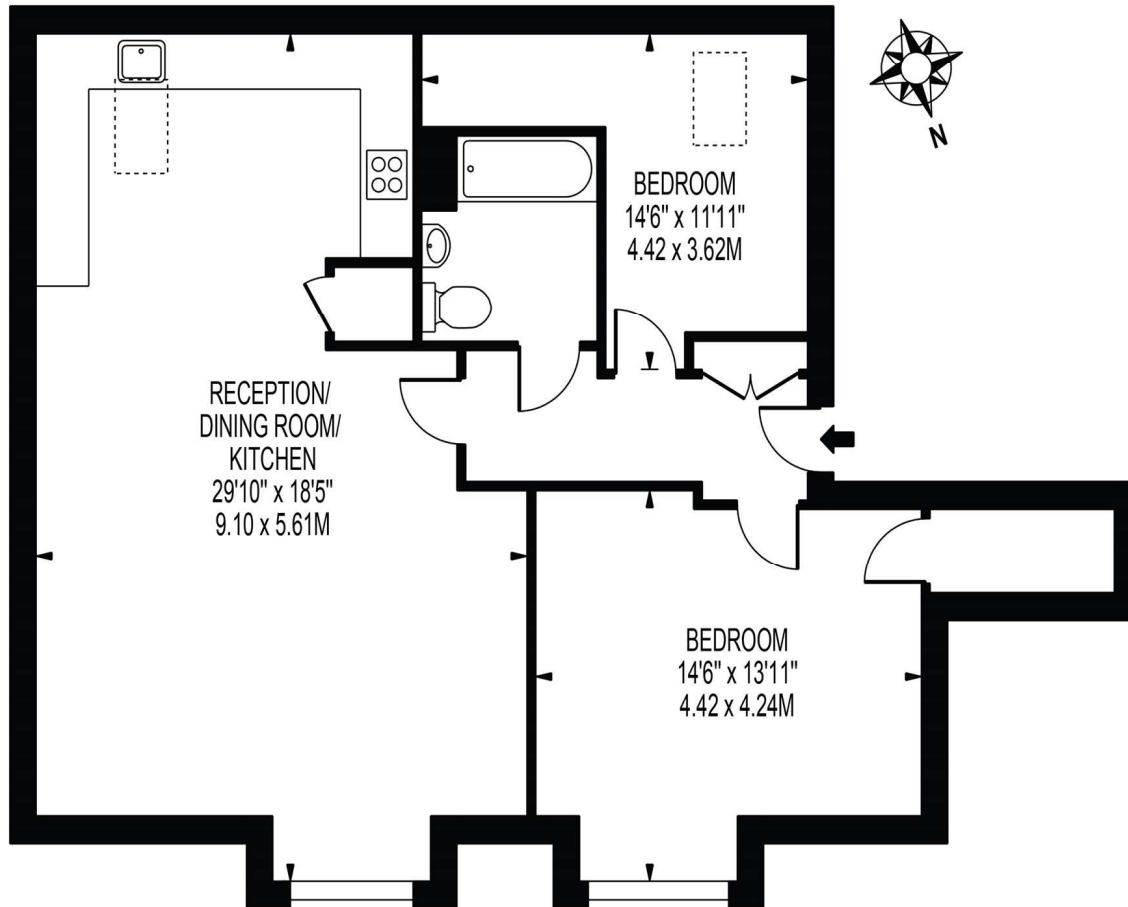
Ruxley Lane, Epsom

Guide Price £300,000 - £315,000



RUXLEY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 890 SQ FT - 82.71 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 spacious and well-presented two-bedroom second floor apartment offers approximately 88.5 square metres (952.5 sq. ft.) of internal living space and is ideal for first-time buyers or savvy investors alike. Positioned in a sought-after residential area, the property is offered to the market chain free and is just a short distance from local shops, amenities, and excellent transport links. The layout has been thoughtfully designed to maximise comfort and convenience. It features a generous open plan living, kitchen and dining area-perfect for entertaining or relaxing-measuring an impressive 9.08m x 5.64m (29'9" x 18'6" max). Both double bedrooms are well proportioned, with the principal bedroom measuring 4.44m x 3.35m (14'7" x 11'), and the second bedroom 3.18m x 3.05m (10'5" x 10'). There's also a modern bathroom with full suite and a handy separate utility/storage area off the hallway. With its clean, neutral decor and good condition throughout, this property is ready for immediate occupation. Whether you're stepping onto the ladder or seeking a reliable rental investment, this home ticks all the boxes. Viewing is highly recommended to appreciate the size and layout on offer.

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Ruxley Lane, Epsom

- Being Sold Chain Free For Ease
- High Pitched Ceilings Giving An Extra Feeling Of Space & Light
- Gated Allocated Parking
- Communal Garden
- Close To Shops & Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

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



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107031



Property Ref:
EWE107031 - 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.

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