



The Stanfords, East Street, Epsom, KT17 1JE

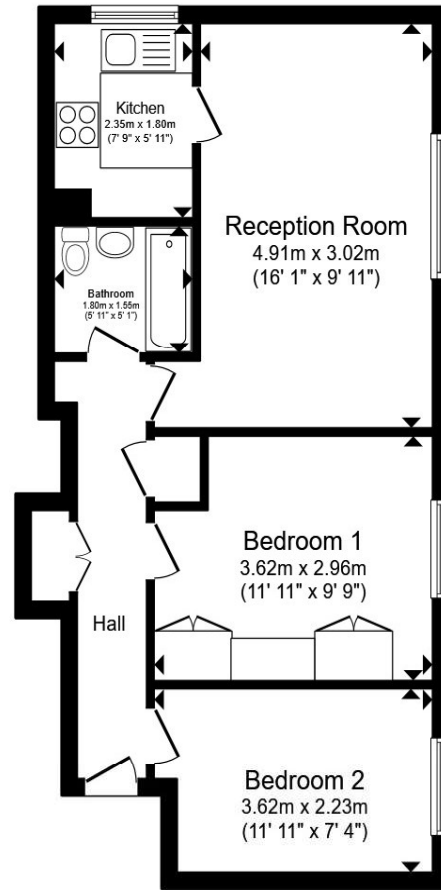


welcome to

The Stanfords, East Street, Epsom

A two-bedroom first floor apartment in the popular Stanfords development on East Street, within walking distance of Epsom station and town centre. Offering great potential to modernise, with communal gardens, allocated parking, and excellent links to London.





First Floor



A well-located two-bedroom first floor apartment set within the popular Stanfords development on East Street, offering a fantastic opportunity for a buyer looking to modernise and add value.

The property provides well-proportioned accommodation throughout, positioned on the first floor, and would benefit from updating, giving the next owner the chance to create a home to their own taste.

The Stanfords is ideally situated within easy walking distance of Epsom station, providing frequent direct services to London Waterloo, Victoria and London Bridge, making it ideal for commuters. Epsom town centre is also just a short walk away, offering a wide range of shops, bars and restaurants.

Further benefits include well-maintained communal gardens and an allocated parking space.

Overall, this is a great opportunity to acquire a centrally located home with excellent transport links and strong potential.

Total floor area 48.2 m² (518 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

The Stanfords, East Street, Epsom

- First Floor Flat
- Two Bedrooms
- Bathroom with Three Piece Suite
- Fitted Kitchen
- Allocated Parking Bay

Tenure: Leasehold EPC Rating: Awaiting

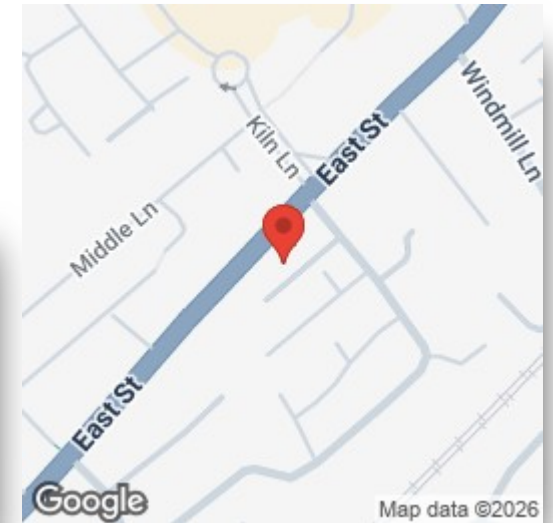
Council Tax Band: C Service Charge: 1212.00

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
EPS110486 - 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.

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)