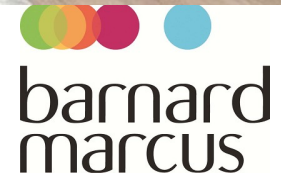




barnard marcus

Ruxley Lane, Epsom KT19 9EY



welcome to

Ruxley Lane, Epsom

Two-Bedroom Penthouse Apartment

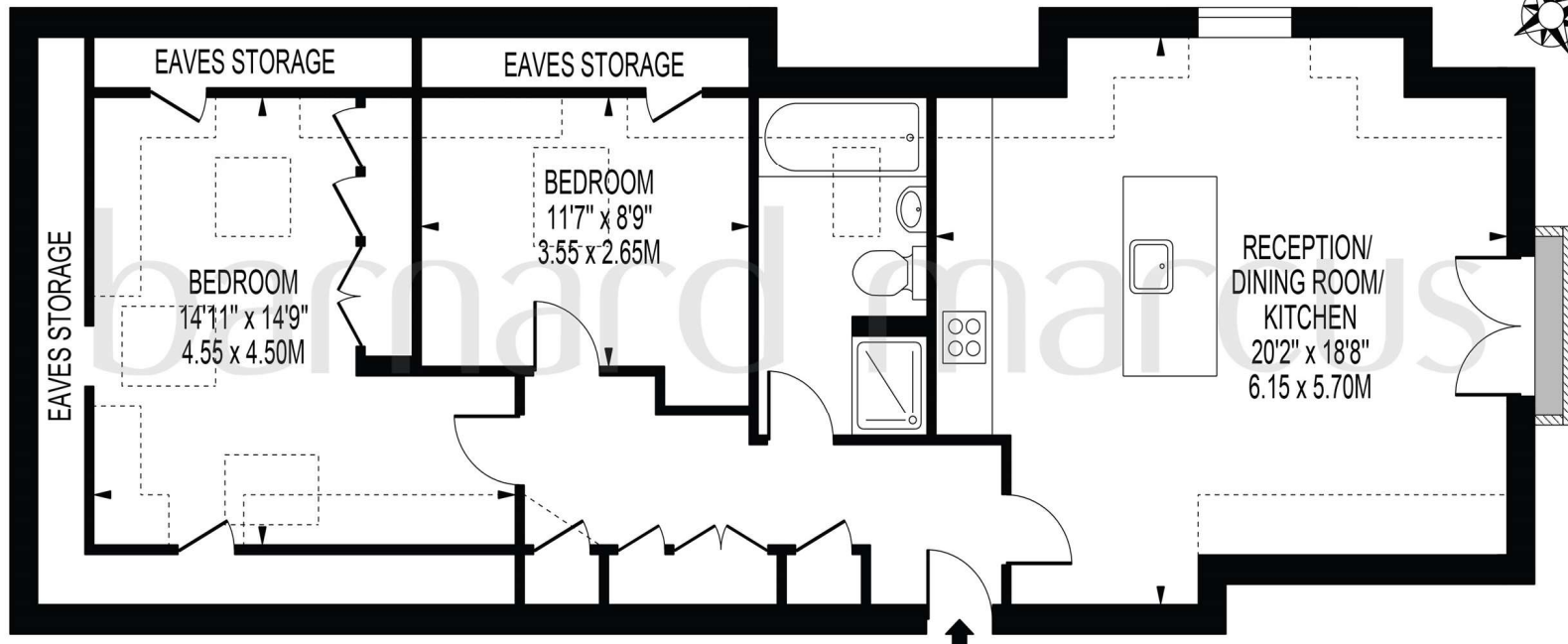


RUXLEY LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 916 SQ FT - 85.14 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 152 SQ FT - 14.12 SQ M



SECOND FLOOR

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.

Set within an attractive modern building with an opportunity to buy in this new development of 6 individually designed apartments, this impressive two-bedroom apartment spans over 900 sq ft and is presented in immaculate condition throughout, finished to a high specification. Situated on the second floor, the property boasts a spacious open-plan reception, dining area, and kitchen stretching over 20ft - a bright, sociable space ideal for entertaining. There are two generous bedrooms, including a main bedroom with a striking vaulted ceiling and extensive eaves storage, along with a modern bathroom and additional hallway storage. Outside, a private balcony area provides a peaceful spot to unwind, with access to a rear garden space perfect for summer evenings. Further benefits include allocated parking with an EV charging point, double glazing, and gas central heating. The property is ideally suited to first-time buyers, downsizers, or professionals seeking a sleek, low-maintenance home in a well-connected location. Early viewing is highly recommended to appreciate the space and quality on offer.

welcome to

Ruxley Lane, Epsom

- 916 SQFT Penthouse Apartment
- Two Great Size Bedrooms
- Share Of Freehold
- Private Balcony & Rear Garden
- Large Bright Open Plan Living Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 283.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107323



Property Ref:
EWE107323 - 0004

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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