



East Street, EPSOM KT17 1HH



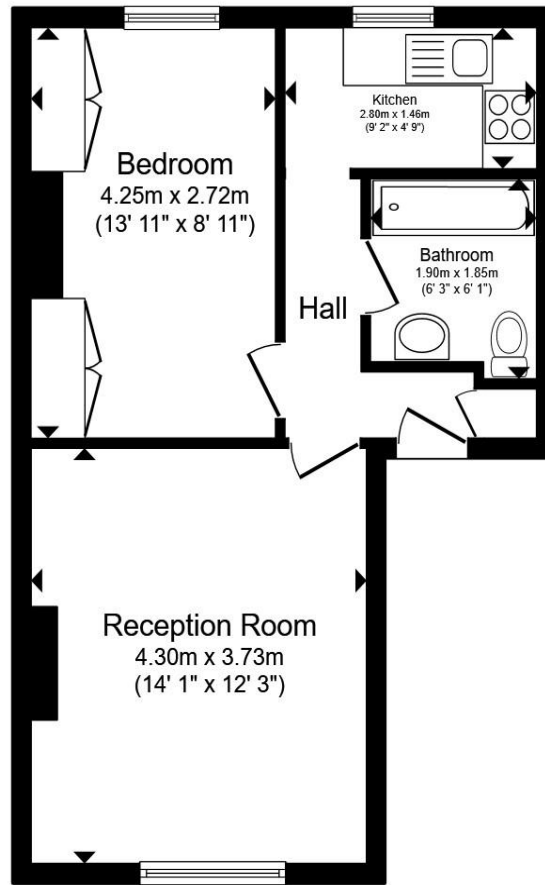
welcome to
East Street, EPSOM

Set in the heart of Epsom town centre, this well-presented one-bedroom first floor flat offers an excellent opportunity for first-time buyers, investors or commuters alike, with the added benefit of no onward chain and its own private front door.

The property is ideally positioned just moments from a wide range of shops, restaurants and amenities, while Epsom mainline station is within easy reach, providing frequent direct services to London Waterloo, Victoria and London Bridge, making it perfect for those needing convenient access into the city. Internally, the accommodation is bright and well-proportioned throughout. The property comprises a welcoming entrance hall leading into a spacious reception room (14'1" x 12'3"), offering ample space for both living and dining areas. The separate kitchen is neatly arranged with worktop space and storage. The generous double bedroom (13'11" x 8'11") provides comfortable accommodation, while the bathroom is fitted with a bath and overhead shower, alongside WC and basin.

Further benefits include a practical layout, good natural light throughout, and the convenience of a central location combined with independent access.





First Floor



Total floor area 40.3 m² (434 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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

East Street, EPSOM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor One Double Bedroom Flat
- Excellent High Street Location
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 500.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110512](https://www.barnardmarcus.co.uk/Property/EPS110512)



Property Ref:
EPS110512 - 0002

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