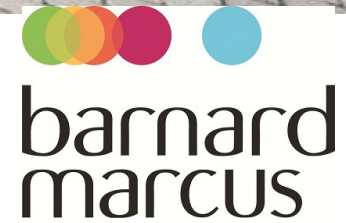


LAST ONE REMAINING



Hope Court Ruxley Lane, Epsom KT19 9JS



HOPE COURT
NO. 2 GROUND FLOOR
 Total GIA* 560sqft



| No. 2 | | | |
|-----------------------|-------------------------|-----------------------------|------------------|
| KITCHEN/LIVING/DINING | 8049 (max) x 3275 (max) | 26' 5" (max) x 10' 9" (max) | |
| BEDROOM | 4108 (max) x 3145 (max) | 13' 6" (max) x 10' 4" (max) | |
| PATIO | 3990 | 1800 | 11' 02" x 5' 11" |

*Gross Internal Area

welcome to Hope Court Ruxley Lane, Epsom

- LAST APARTMENT REMAINING
- Show Home Available To View
- £5000 Gifted Contribution*
- 560 Sqft
- Private Patio

Tenure: Leasehold

EPC Rating: Exempt

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

Service Charge: Ask Agent

Ground Rent: Ask Agent

£290,000



view this property online barnardmarcus.co.uk/Property/EWE107364



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.

Property Ref:

EWE107364 - 0003

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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