



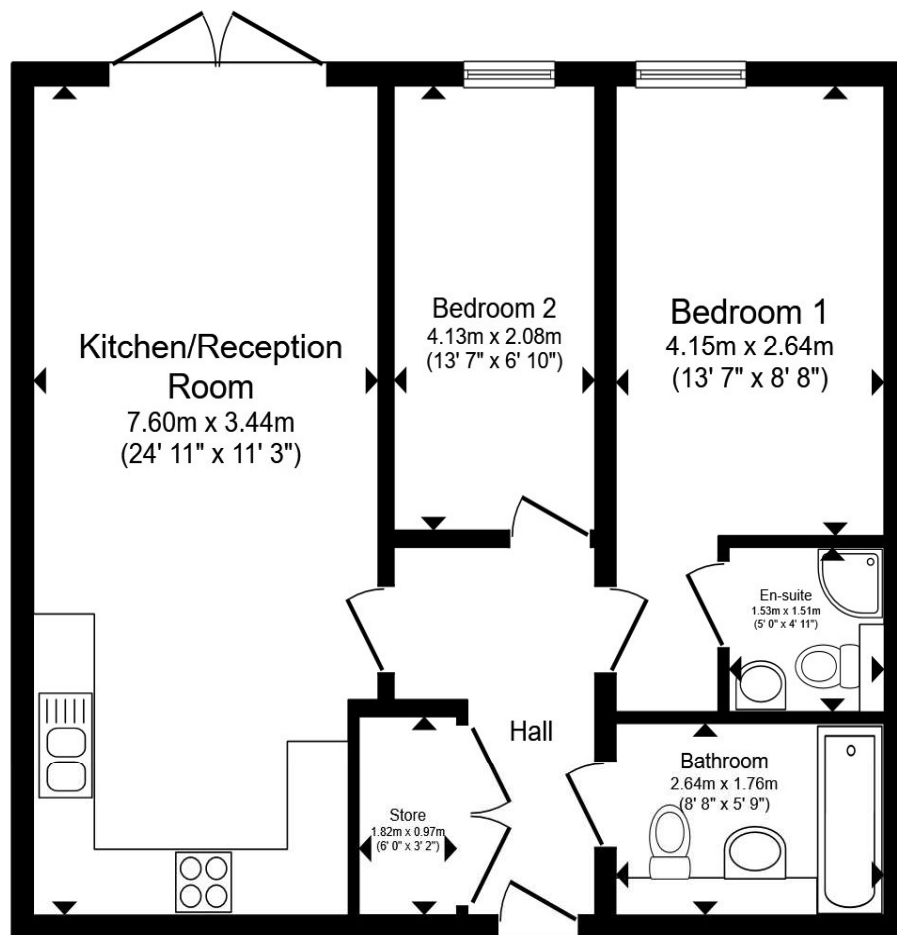
Kingston Court, Kingston Road, Epsom KT19 0BS

welcome to

Kingston Court, Kingston Road, Epsom

Barnard Marcus is pleased to offer this two bedroom, two bathroom stunning flat to market for sale. Located within walking distance to shops, local amenities & transport links this property is ideally located.





Total floor area 63.5 m² (684 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



A beautifully presented first-floor two-bedroom apartment, finished to a high standard and impeccably maintained by the current owner, offering stylish and comfortable living ready to move straight into.

The property features a bright and spacious open-plan kitchen/reception room, thoughtfully designed to provide both a welcoming living area and a practical dining space. The modern kitchen is well-appointed with quality fittings and ample storage, making it ideal for everyday living and entertaining alike.

There are two well-proportioned bedrooms, both offering excellent natural light and flexibility for use as a guest room, home office or additional storage if required. The contemporary bathroom is finished to a high specification, complemented by an en-suite shower room for added convenience.

Further benefits include a well-kept communal setting with the added benefit of a private car park space, a practical hallway layout with additional storage, and a sense of space throughout the apartment.

Ideally located, the property enjoys excellent transport links and easy access to Tolworth, Kingston and Epsom offering a wide range of shops, restaurants, leisure facilities, green spaces and is within walking distance to Tolworth/Stoneleigh stations/buses. This makes it perfectly suited for first-time buyers, downsizers or investors seeking a turnkey home in a highly convenient and desirable location.

welcome to

Kingston Court Kingston Road, Epsom

- Beautifully presented first floor, two bedroom apartment in a modern well maintained development comprising just nine apartments.
- Bright and spacious open plan kitchen/reception room with contemporary fittings
- Two generously sized double bedrooms benefitting from excellent natural light throughout
- Two modern bathrooms, including a spacious family bathroom and a private ensuite shower room to the principal bedroom
- Designated private parking space included
- Access to a well maintained communal balcony/outdoor space
- Ideally located with exceptional access to Tolworth, Kingston and Epsom and within walking distance to both Tolworth and Stoneleigh train stations
- EPC Rating: C

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1612.87

Ground Rent: 168.76

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.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107296



Property Ref:
EWE107296 - 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.

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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