



Rosebery House, East Street, Epsom KT17 1BP

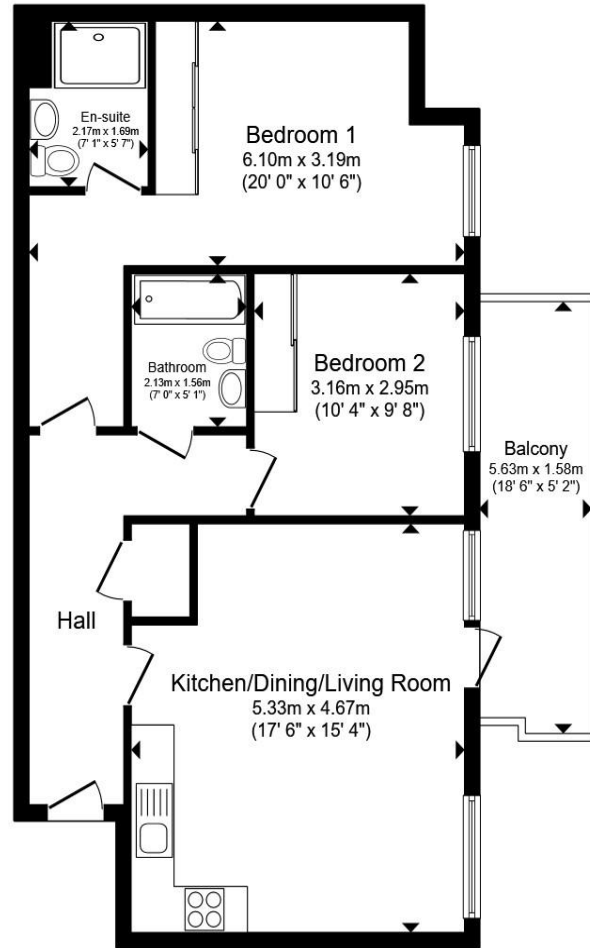
welcome to

Rosebery House, East Street, Epsom

Situated within a sought-after modern development, this exceptional two-bedroom apartment offers stylish, contemporary living in an ultra-convenient location. Positioned on the first floor of a well-maintained building with a secure entry system and lift access, the property combines comfort, design and practicality. The moment you step inside, you're welcomed by a bright and spacious living area that flows effortlessly onto a generous private balcony — an ideal spot to unwind, entertain, or enjoy a quiet moment outdoors. The sleek, contemporary kitchen is beautifully appointed with high-quality finishes and integrated appliances, creating a perfect space for cooking and hosting. Both bedrooms are impressive doubles, each benefiting from fitted wardrobes and excellent natural light. The principal bedroom further enjoys the luxury of an en-suite shower room. A standout feature of the home is the large balcony, offering an inviting retreat for morning coffee or an evening glass of wine.

Perfectly positioned just minutes from Epsom town centre and the station, the apartment provides superb access to shops, restaurants, bars and transport links. Epsom station offers direct services to London Waterloo, Victoria and London Bridge, making this an ideal choice for commuters and those seeking modern urban living.





Total floor area 69.0 m² (743 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

Rosebery House, East Street, Epsom

- Popular Modern Development
- Two Double Bedrooms, First Floor
- Spacious Lounge / Diner with Sit on Balcony
- Modern Fitted Kitchen
- Two Bathrooms
- Secure Entry System & Lift Access

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108177



Property Ref:
EPS108177 - 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.

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