



barnard marcus

East Street, Epsom KT17 1EB

welcome to **East Street, Epsom**

We are delighted to present to the market this exceptional first-floor apartment, offering bright and contemporary living accommodation in the heart of Epsom.

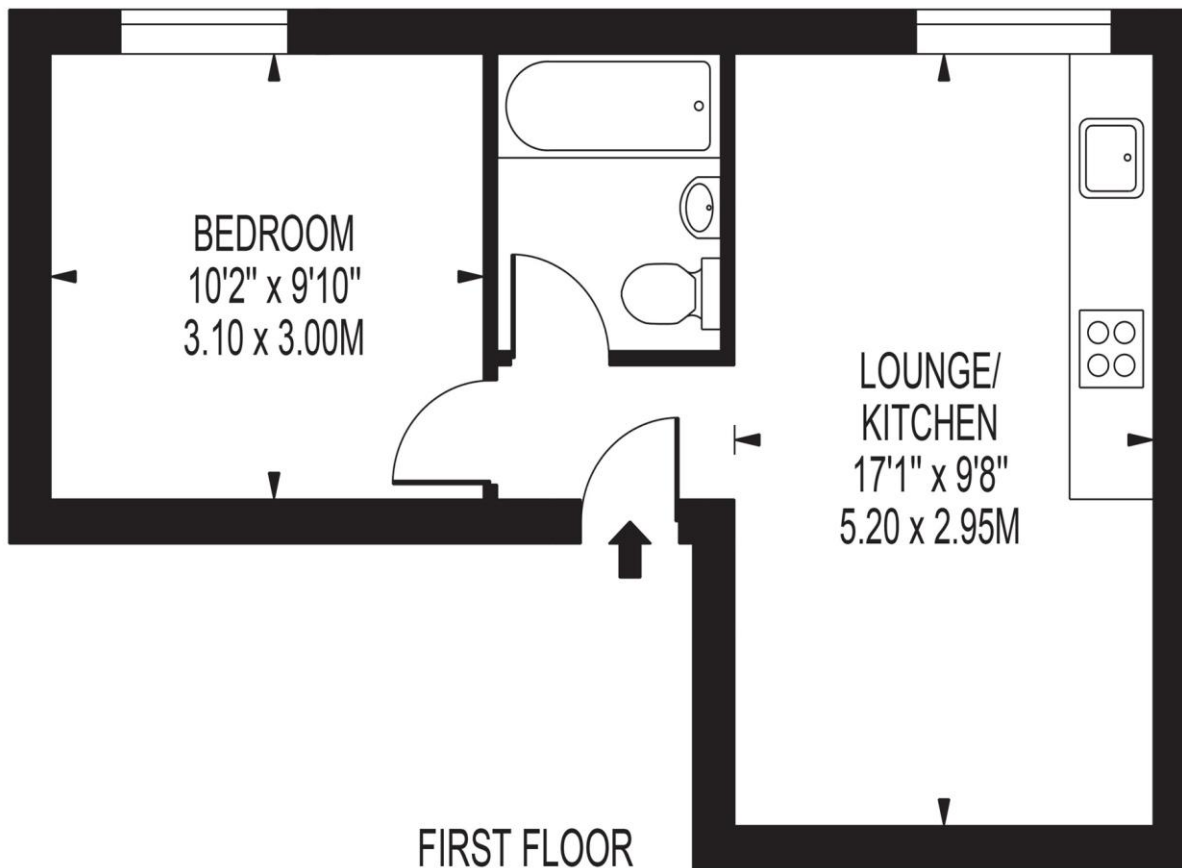
Converted in 2020 and finished to a high standard, the property benefits from the remainder of its new home warranty, along with the added advantages of allocated parking and a dedicated storage space. The interior blends style with functionality throughout & upon entering, residents are welcomed by a spacious hallway complete with a built-in storage cupboard, leading to a generously sized double bedroom & a beautifully designed bathroom featuring a bathtub with overhead shower. The heart of the home lies in the open-plan reception and kitchen area, thoughtfully arranged to maximise space and light, and equipped with integrated appliances including a fridge/freezer, oven, and washing machine-ideal for both everyday living and entertaining.

Perfectly positioned just moments from Epsom High Street, the apartment enjoys close proximity to a wide array of amenities. The Ashley Centre offers a diverse selection of retail outlets within a covered shopping environment. For those seeking leisure and fitness options, both the Rainbow Leisure Centre and David Lloyd Centre feature state-of-the-art facilities including swimming pools, gyms, and sports courts. A vibrant mix of cafés, restaurants, and pubs further enhances the area's appeal. catering to a variety of tastes and lifestyles.



GLEN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 323 SQ FT - 30.00 SQ M



FIRST 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.

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- First Floor Flat
- One Double Bedroom
- Modern Kitchen with Integrated Appliances
- Bathroom with Three Piece Suite
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019.
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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110028



Property Ref:
EPS110028 - 0005

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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