The Parade, Spa Drive, Epsom KT18 7LG

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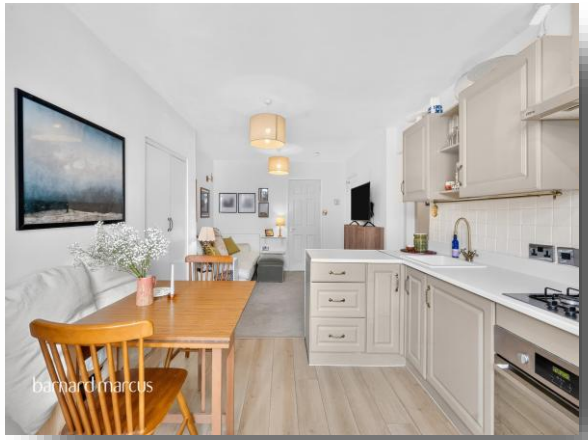
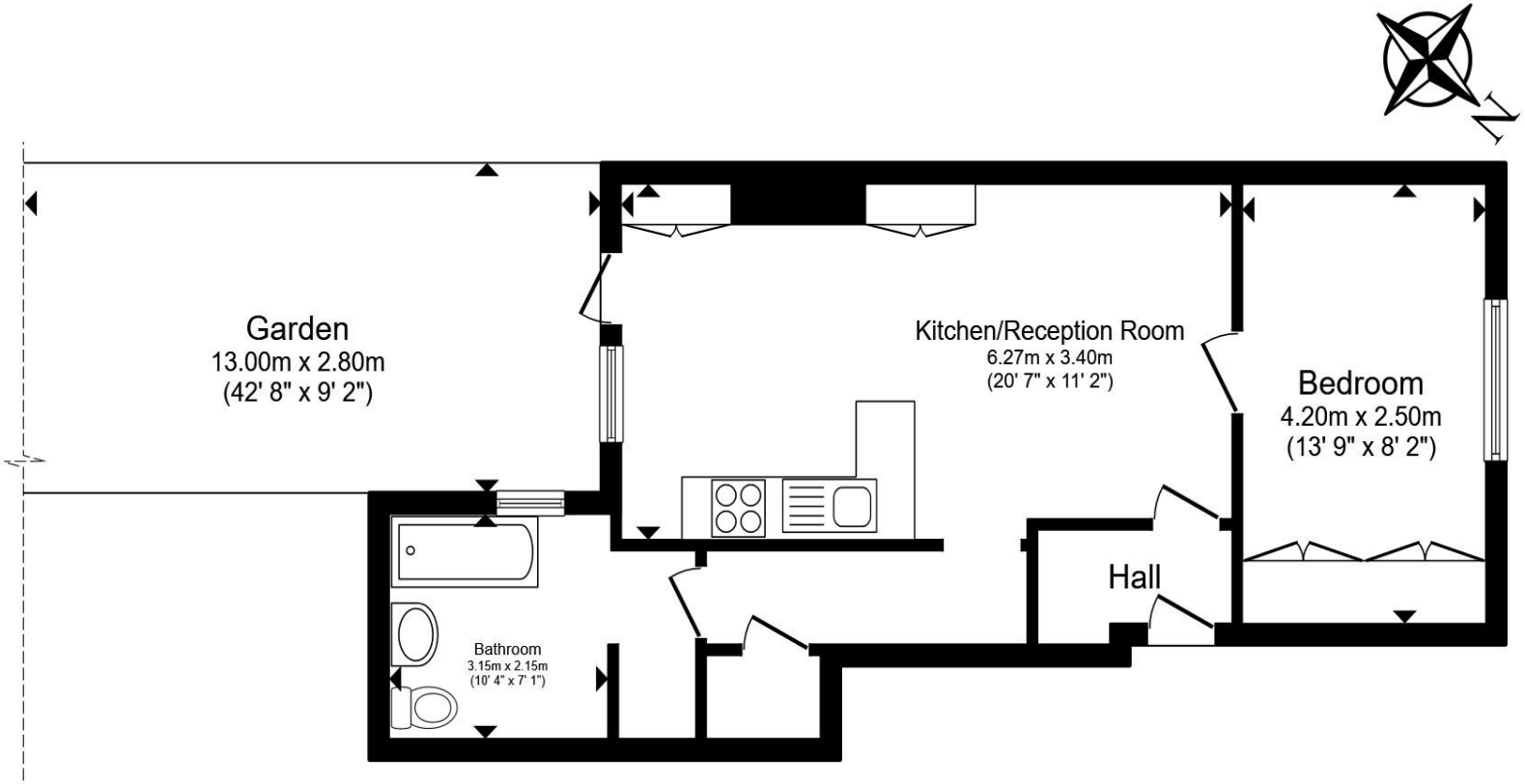
welcome to

The Parade, Spa Drive, Epsom

A bright and modern ground floor apartment with a private garden, ideally positioned close to Epsom town centre, the station and beautiful open countryside.





Total floor area 45.2 m² (487 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

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Situated in a sought-after location less than a mile from Epsom town centre and mainline station, this bright and well-presented ground floor apartment enjoys a private garden and easy access to Epsom Common, National Trust land and beautiful countryside walks.

The accommodation centres around a modern open-plan kitchen/living/dining room, creating a fantastic space for both everyday living and entertaining. French doors open directly onto the private rear garden, flooding the room with natural light and providing a seamless connection to the outdoors.

The property also offers a generous double bedroom with built-in wardrobes and a spacious contemporary bathroom with both a bath and separate shower.

Epsom town centre provides an excellent range of shops, restaurants, leisure facilities, cinemas and theatres, while the area is renowned for its selection of highly regarded state and independent schools. Epsom Downs Racecourse, extensive green spaces and excellent transport links, including regular rail services to London Victoria, Waterloo and London Bridge, further enhance the appeal of this location.

welcome to

The Parade, Spa Drive, Epsom

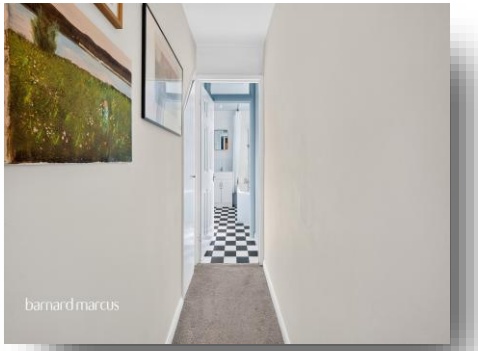
- Ground Floor
- One Double Bedroom
- Spacious & Light Filled Living / Diner
- Modern Fitted Kitchen
- Bathroom with Four Piece Suite
- Private Rear Garden

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2004. 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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110641

The Property Ombudsman

Property Ref:
EPS110641 - 0003

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