

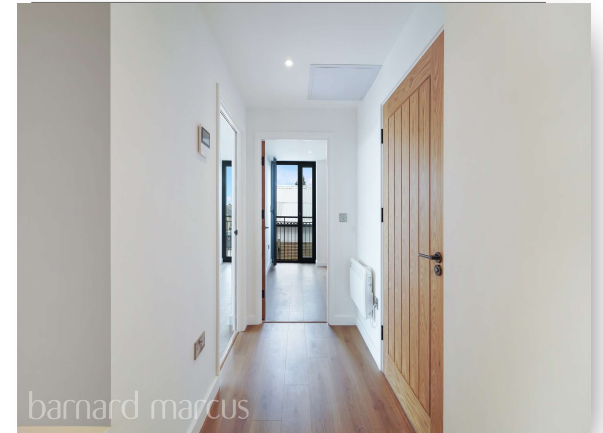


**Tealing Court Tealing Drive, Epsom KT19 0AG**

**welcome to**

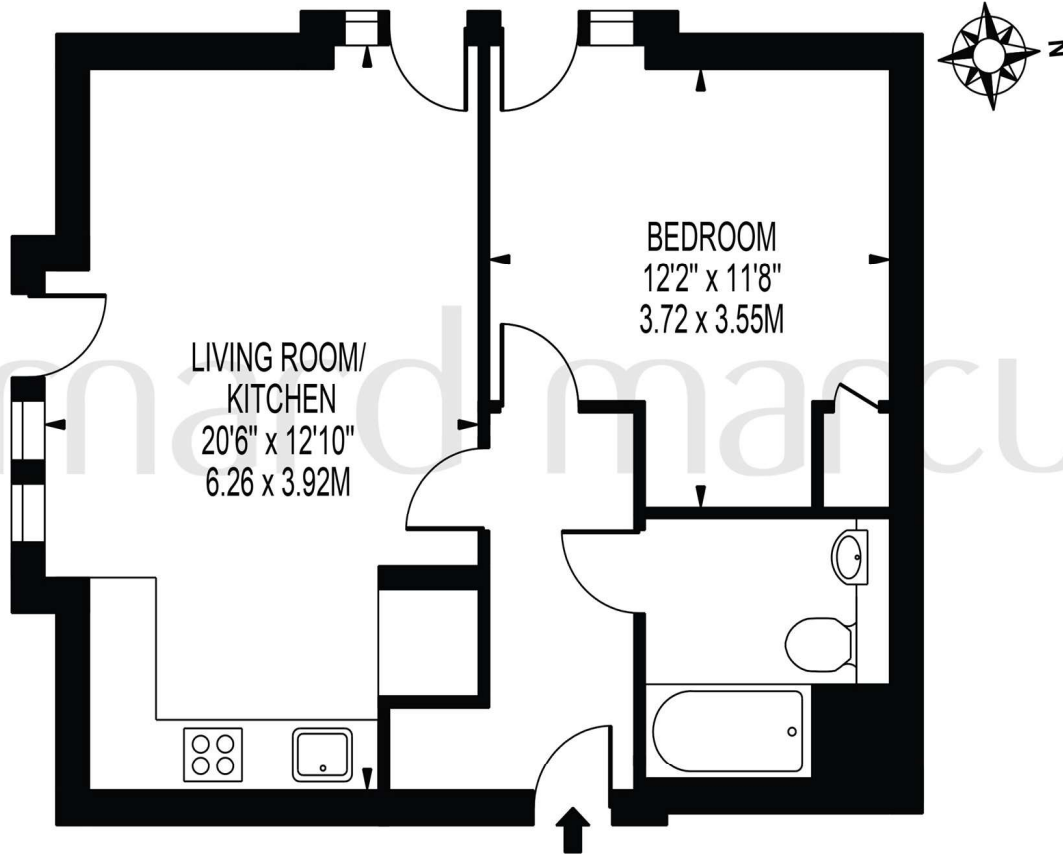
**Tealing Court Tealing Drive, Epsom**

A stylish one-bedroom lower first floor apartment within a modern conversion, featuring a contemporary kitchen, bright open-plan living space, two Juliet balconies, and off-street parking, all offered with no ground rent and a 10-year warranty.



# TEALING COURT, TEALING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 481 SQ FT - 44.73 SQ M



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.

This beautifully presented one-bedroom lower first floor apartment forms part of an exciting modern conversion, offering stylish and practical living throughout. The property features a contemporary fitted kitchen with integrated appliances, seamlessly opening into a bright and spacious living area that provides flexibility for both lounge and dining arrangements. The accommodation further comprises a well-appointed tiled bathroom, a generous double bedroom, and the added benefit of two Juliet balconies enhancing light and airflow. Additional features include a video entry system, aluminium double glazed full height windows, LED lighting, and off-street parking. The development benefits from a communal lift and a 10-year structural warranty, providing peace of mind for buyers. Offered with no ground rent, this property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize into a modern, low-maintenance home. Additional benefit £5000 Deposit Contribution\*. \*Subject to Developers T&Cs, please ask for details.

welcome to

## Tealing Court Tealing Drive, Epsom

- £5000 Deposit Contribution\*
- Modern Stylish Kitchen With Integrated Appliances
- 2 Juliet Balconies
- Video Entry System & Off Street Parking
- 10-Year Building Warranty

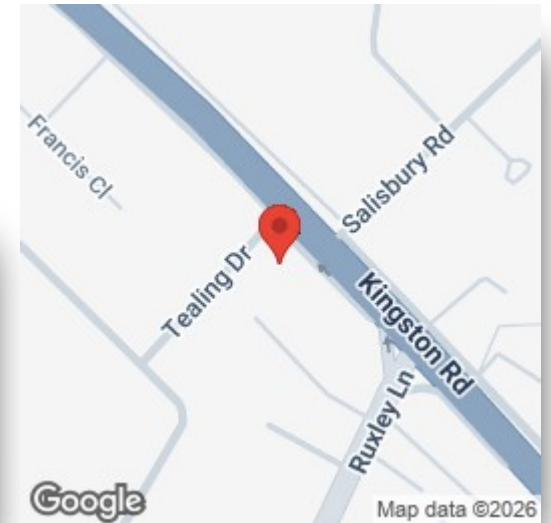
Tenure: Leasehold EPC Rating: C

Service Charge: 1477.00

Ground Rent: Ask Agent

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.

# £269,950



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107291](https://www.barnardmarcus.co.uk/Property/EWE107291)



Property Ref:  
EWE107291 - 0010

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.



barnard marcus



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



429 Kingston Road, Epsom, Surrey, KT19 0DB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)