



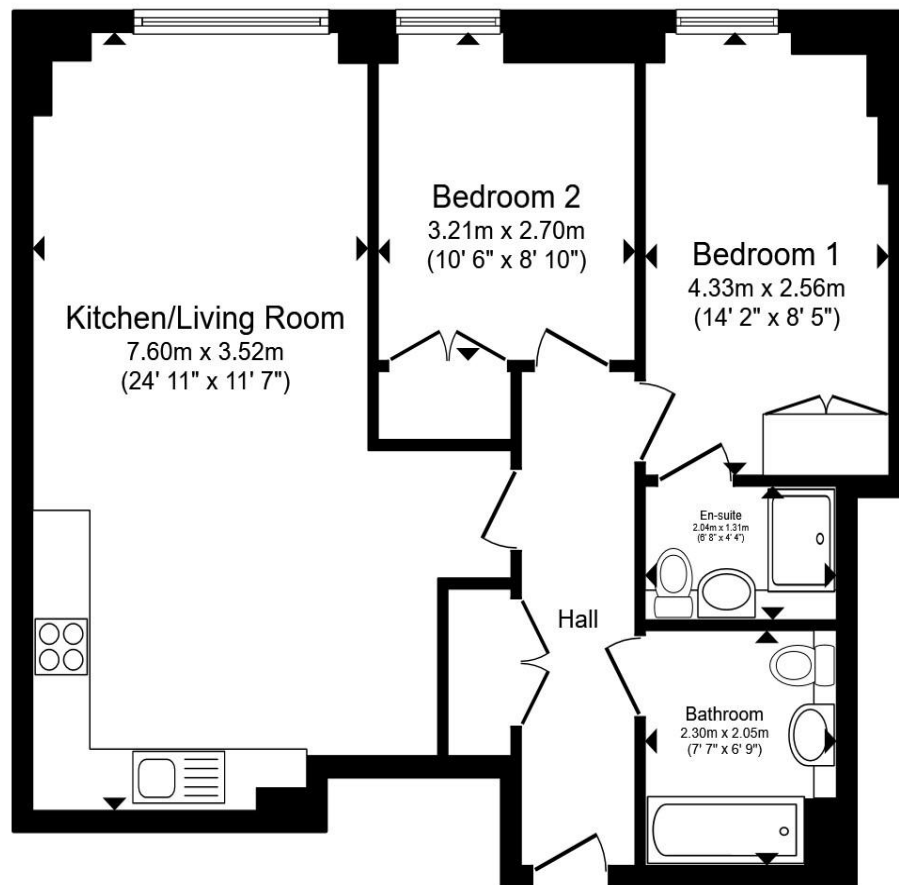
Central Walk, Station Approach, EPSOM KT19 8BY

welcome to

Central Walk, Station Approach, EPSOM

A superb top floor apartment ideally positioned just moments from Epsom station and town centre, offering bright, modern living with gated allocated parking, lift access and secure entry.





6th Floor



Located just moments from Epsom station and the bustling High Street, this well-presented top floor apartment offers bright, spacious accommodation with the added benefits of allocated parking, lift access to all floors, and a secure entry system.

The property features a generous open-plan kitchen/living room measuring approximately 24'11 x 11'7 (7.60m x 3.52m), providing an ideal space for both relaxing and entertaining. The kitchen is well laid out with ample worktop space and storage, seamlessly flowing into the living area.

There are two well-proportioned bedrooms, including a larger principal bedroom measuring 14'2 x 8'5 (4.33m x 2.56m), and a second bedroom ideal for guests, a home office, or additional sleeping accommodation.

The property also benefits from both a modern bathroom and a separate ensuite shower room, offering added convenience for residents and visitors alike.

Further features include a welcoming entrance hall with storage, double glazing, and a secure communal entrance system.

This property is ideally suited for first-time buyers, investors, or commuters, given its exceptional proximity to Epsom station with direct links into London, as well as the wide range of shops, restaurants, and local amenities nearby.

Total floor area 67.0 m² (722 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

Central Walk, Station Approach, EPSOM

- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Generous Sized Light Filled Living Room
- Lift Access to all Floors & Secure Entry System
- Allocated Gated Parking Bay

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4270.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Aug 2002. 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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110541



Property Ref:
EPS110541 - 0008

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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