



Eswarah House, Epsom Road, Epsom KT17 1JQ

welcome to

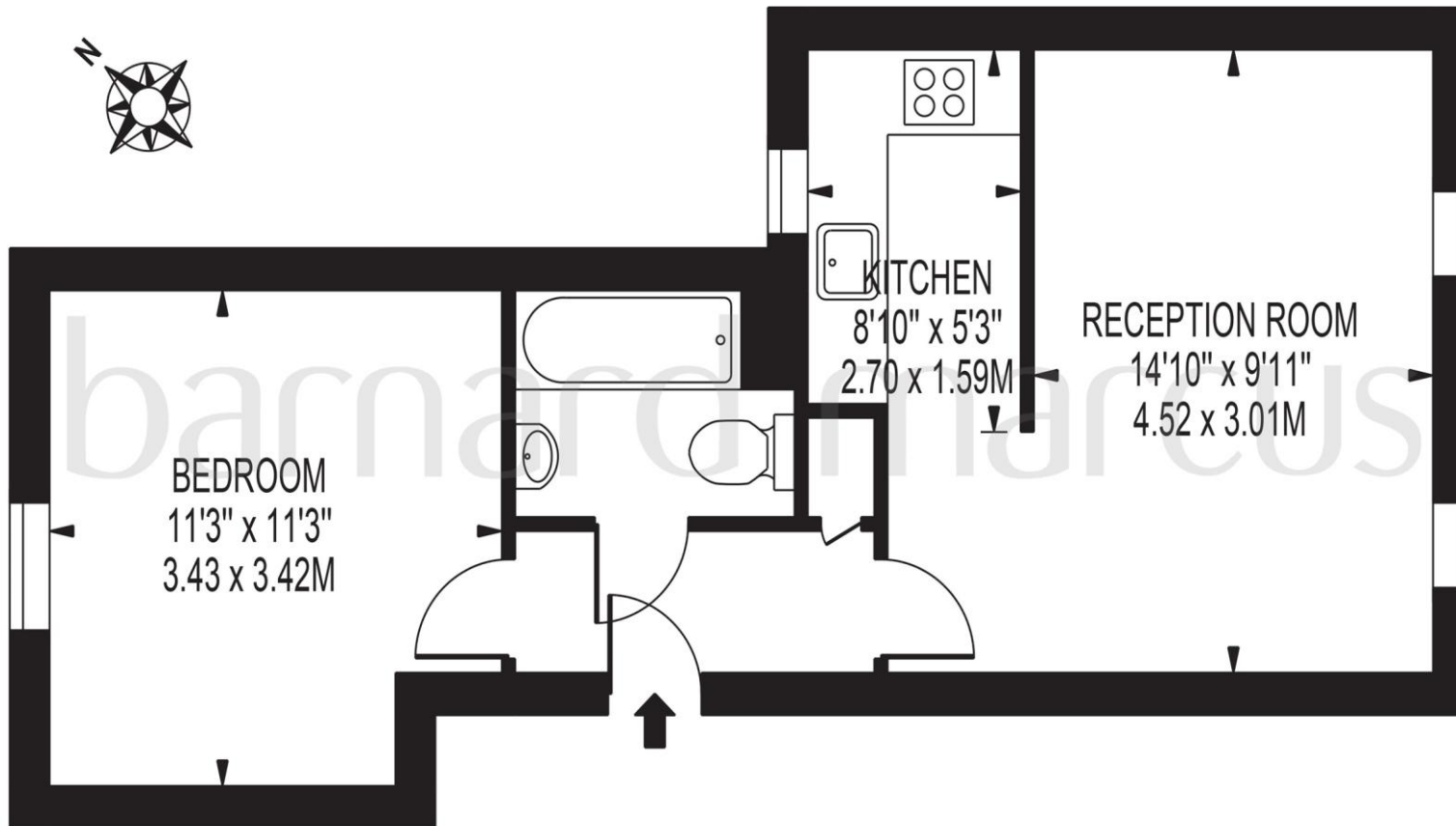
Eswarah House, Epsom Road, Epsom

Barnard Marcus are delighted to welcome to the market this purpose-built ground floor one double bedroom flat. The home is situated within walking distance to Epsom High-street and Station with residents parking, communal garden and no onward chain



ESWARAH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 411 SQ FT - 38.15 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 fantastic purpose built ground floor flat is located on Epsom road within walking distance to Epsom high-street and Ewell village, striking perfect balance between a town and village feel. Epsom train station offers frequent direct trains to London Waterloo, Victoria & London Bridge and Ewell West station is on Zone 6 with frequent direct trains to London Waterloo.

The property has residents parking to the front, a communal garden and secure telephone entry system. The property has a spacious living room, a modern fitted kitchen with electric hob, bathroom with three piece suite and is double glazed throughout.

Epsom town centre offers a covered shopping centre and plenty of bars, restaurants and coffee shops as well as plenty of leisure activities such as rainbow leisure centre, David Lloyd health club, gyms, parks, Odeon Cinema and Epsom Playhouse Theatre.

welcome to

Eswarah House, Epsom Road, Epsom

- Purpose Built
- Ground Floor
- Modern Fitted Kitchen
- Bathroom With Three Piece Suite
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1300.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2008. 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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109177



Property Ref:
EPS109177 - 0007

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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