



The Old Courthouse, The Parade, Epsom KT18 5FA

welcome to

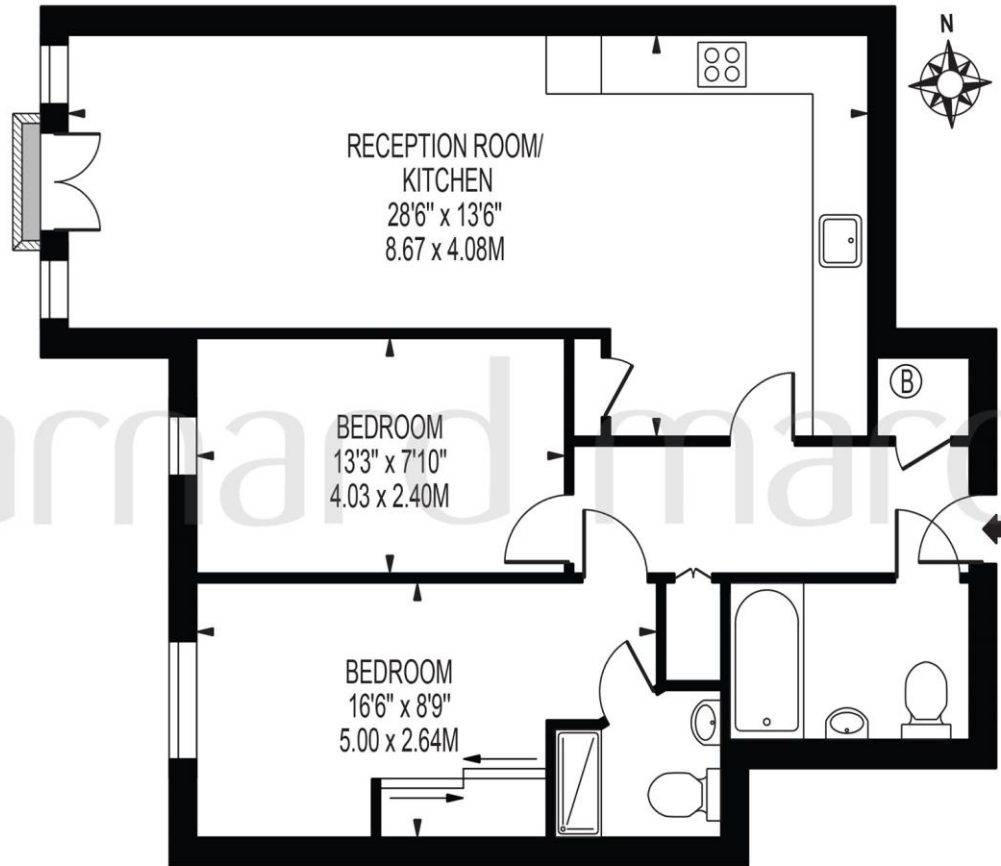
The Old Courthouse, The Parade, Epsom

This fantastic two double bedroom apartment was completed in 2012 and is located in a great central location within walking distance to the station & shops & is developed to a high standard with lift access to all floors, underground car park & no onward chain.



THE OLD COURTHOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 718 SQ FT - 66.75 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.

This fantastic two double bedroom apartment was completed in 2012 and is located in a great central location within walking distance to the station & is developed to a high standard offering contemporary living. This two bedroom flat benefits from master bedroom with en-suite, a further double bedroom, large open plan living room overlooking the communal gardens, open plan fitted kitchen with integrated appliances, family bathroom with three piece suite, and secured gated parking with bike storage. There is also lift access to all floors.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the southwest of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

welcome to

The Old Courthouse, The Parade, Epsom

- Popular Modern Development
- Two Double Bedrooms
- Bathroom & En-Suite
- Secure Entry System & Lift Access to All Floors
- Underground Gated Car Park
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2285.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110643



Property Ref:

EPS110643 - 0002

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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