



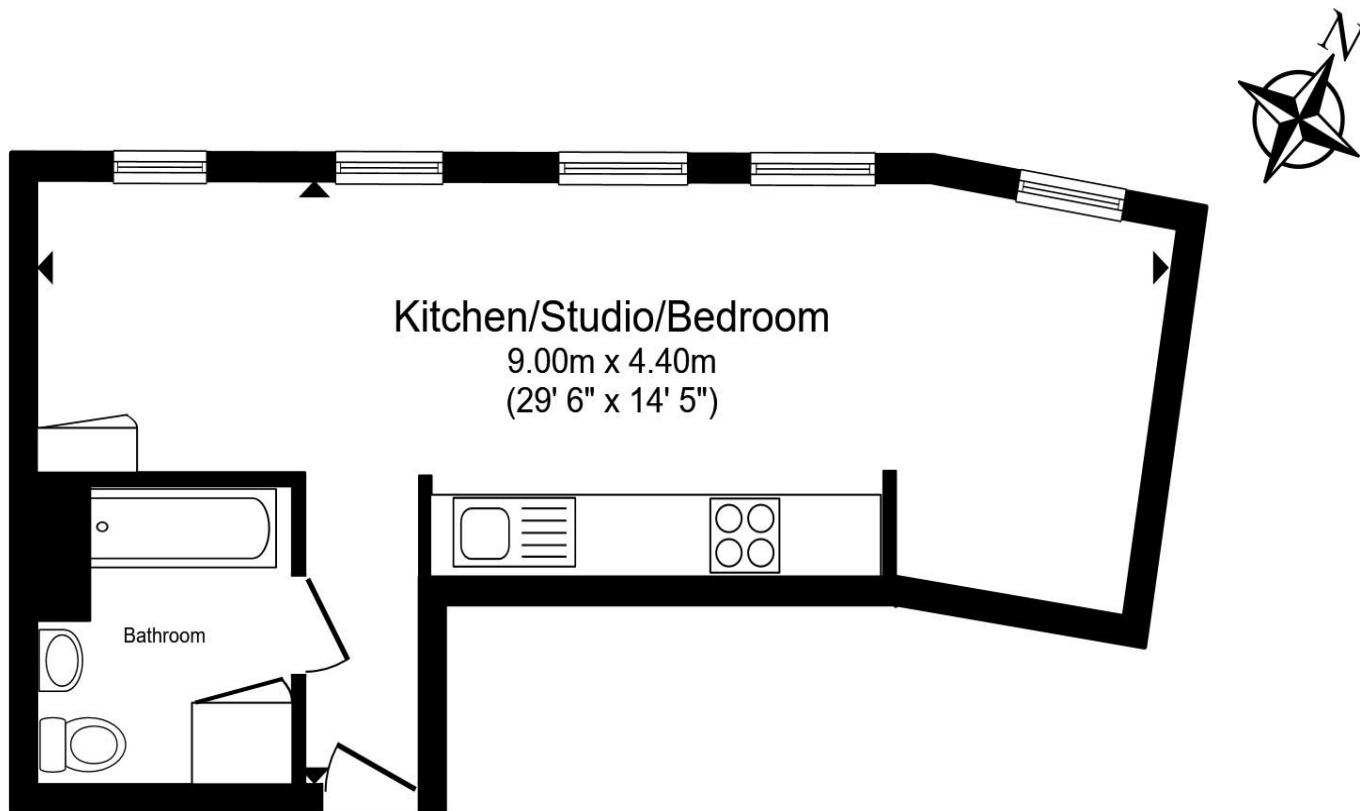
Platinum House, High Street, Epsom KT19 8DA

welcome to

Platinum House, High Street, Epsom

A superb opportunity to acquire a centrally located studio apartment, moments from Epsom station and the town's vibrant amenities offered with no onward chain.





Second Floor

Total floor area 30.2 m² (325 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



Located in a prime central position, just a short walk from Epsom railway station, this spacious studio apartment presents an excellent opportunity for first-time buyers and investors alike.

Offered to the market with no onward chain, the property is well presented throughout and ready for immediate occupation, whilst still offering scope for a purchaser to add their own personal touch.

The accommodation features a bright and versatile living/sleeping area, a practical kitchenette, and a separate bathroom, creating a comfortable and functional living environment. A long lease further enhances the property's appeal.

The location is a real highlight, with Epsom's excellent selection of shops, cafés, restaurants and leisure facilities all on the doorstep. The mainline station provides regular services into London, making this an ideal choice for commuters seeking convenience and connectivity.

welcome to

Platinum House, High Street, Epsom

- Studio Flat
- 2nd Floor
- High Street Location
- Modern & Well Presented Throughout
- Moments From Shops & Station
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

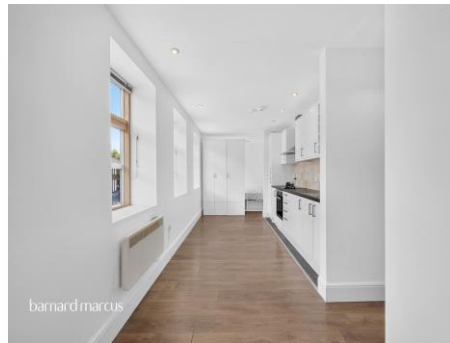
Council Tax Band: B Service Charge: 2314.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 998 years from 13 Feb 2015. 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

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110150



Property Ref:

EPS110150 - 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.



barnard marcus



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