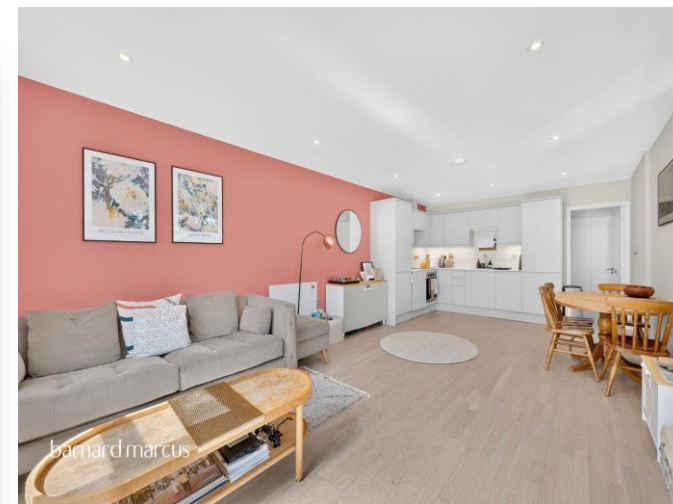


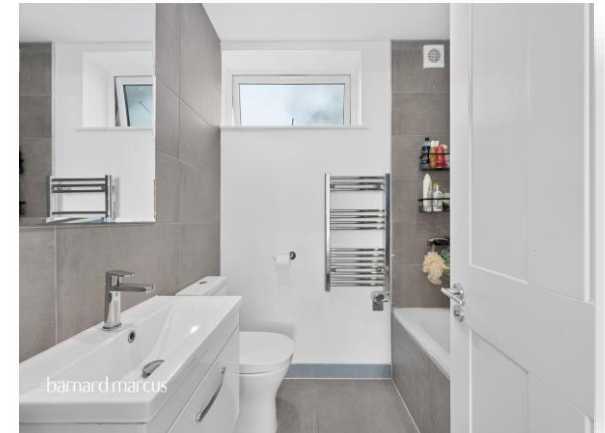


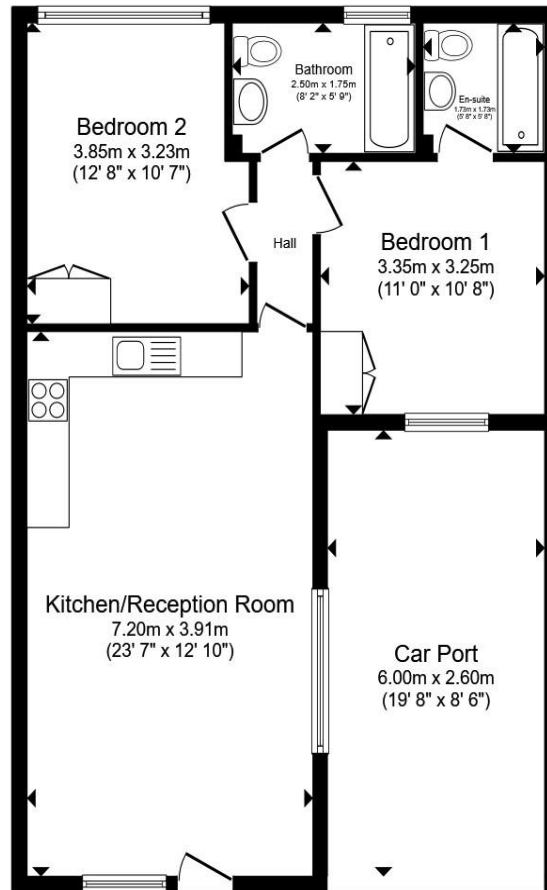
Ophelia Court, Miles Road, Epsom KT19 9AB

welcome to

Ophelia Court, Miles Road, Epsom

A spacious two-bedroom ground floor apartment with its own private entrance and allocated parking, featuring a large open-plan living space, en-suite principal bedroom and an excellent location within easy reach of Epsom town centre and station.





Ground Floor

Total floor area 62.9 m² (677 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



Offered to the market with its own private front door and allocated parking, this well-presented two-bedroom ground floor apartment provides spacious and well-balanced accommodation approaching 700 sq. ft.

The property features an impressive open-plan living space, incorporating a generous reception/dining area and fitted kitchen, creating an ideal environment for both everyday living and entertaining. The principal bedroom benefits from an en-suite bathroom, whilst the second double bedroom is served by a separate family bathroom.

Further benefits include excellent storage, allocated parking space and the convenience of ground floor living.

Ideally located within easy reach of Epsom town centre and mainline station, the property is perfectly positioned to enjoy a range of shops, restaurants and commuter links, while also benefiting from nearby green open spaces.

This attractive apartment would make an ideal first-time purchase, downsizing opportunity or investment.

welcome to

Ophelia Court, Miles Road, Epsom

- Ground Floor Apartment
- Private Front Door
- Spacious Open-Plan Living/Kitchen Area
- 2 Double Bedrooms
- Allocated Parking
- Walking Distance to Epsom Town Centre and Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2061.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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/EPS110616



Property Ref:

EPS110616 - 0005

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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