



Court Farm View, Kingston Road, Epsom KT19 0SU

welcome to

Court Farm View Kingston Road, Epsom

- Two Bedroom Apartment
- 706SQFT Of Living Space
- Boutique Development Of Seven Flats
- Open Plan Kitchen/Living Space
- Allocated Parking With Ev Charging Point
- Communal Gardens & EV Charging Points
- Energy Efficient Construction & Air Con/Heating System
- CGI images for demonstration purposes only

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000

A stylish 2 bedroom apartment offering contemporary high-spec living, set within a boutique development of just seven homes on Kingston Road, featuring allocated parking, EV charging and communal gardens.



view this property online barnardmarcus.co.uk/Property/EWE107317



Property Ref:

EWE107317 - 0003

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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