



**6 Oakmead Green, Epsom, KT18 7JS**  
**Guide price £165,000**

 1  1  1  C

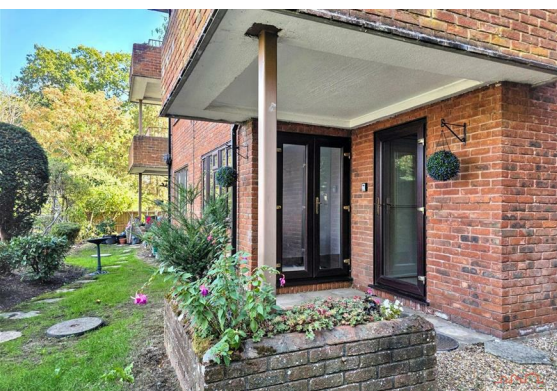
A ground floor apartment with access to a paved patio and well maintain communal gardens, designed for over 55's, located a short distance from Epsom Town Centre and the Mainline Station.

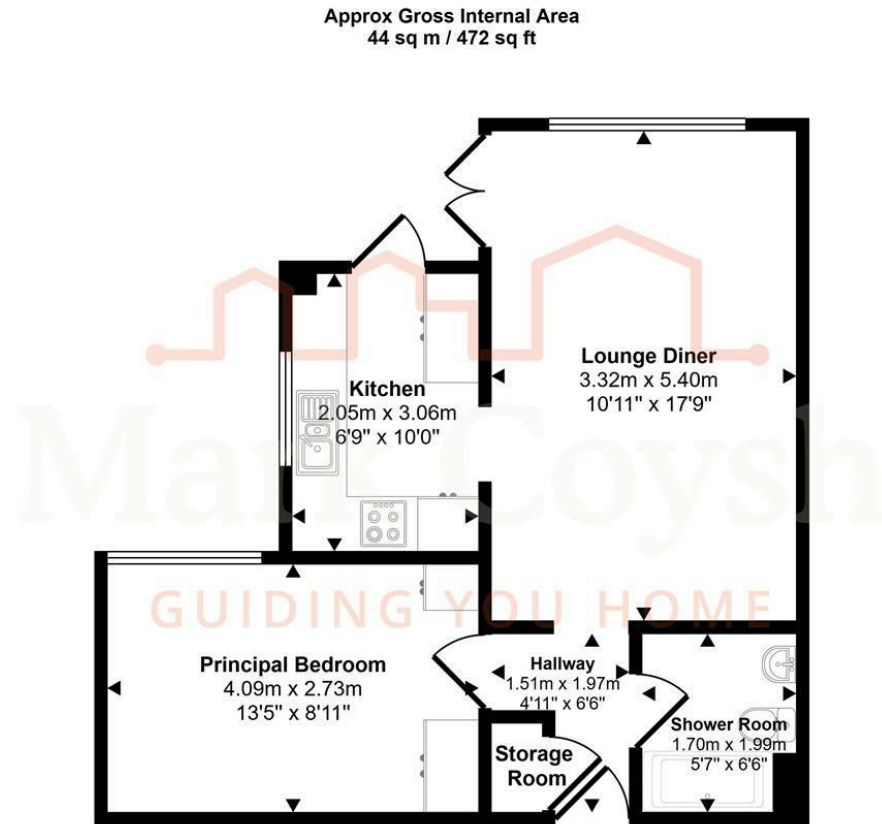
The property consists of an entrance hallway with fitted storage cupboard, an upgraded fitted kitchen with ample eye and base level storage units/work surfaces and direct access to the paved patio, a well proportioned double bedroom with fitted wardrobes, an extremely generous lounge/dining room with patio doors to the paved patio and a modern bathroom with walk in shower.

Externally the grounds are beautifully manicured and residents have easy access to a communal utility room, the on site managers office and a shared lounge for socialising and activities.

Within yards of this well maintained development there is a bus stop giving access to the town centre, the mainline station and beyond to the neighbouring towns and villages. Epsom Town itself enjoys a theatre, two cinema's, several public houses, abundant restaurants, coffee shops and eateries as well as regular market days and some major brand shops and supermarkets. From Primark to M&S and Waitrose we have got you covered!







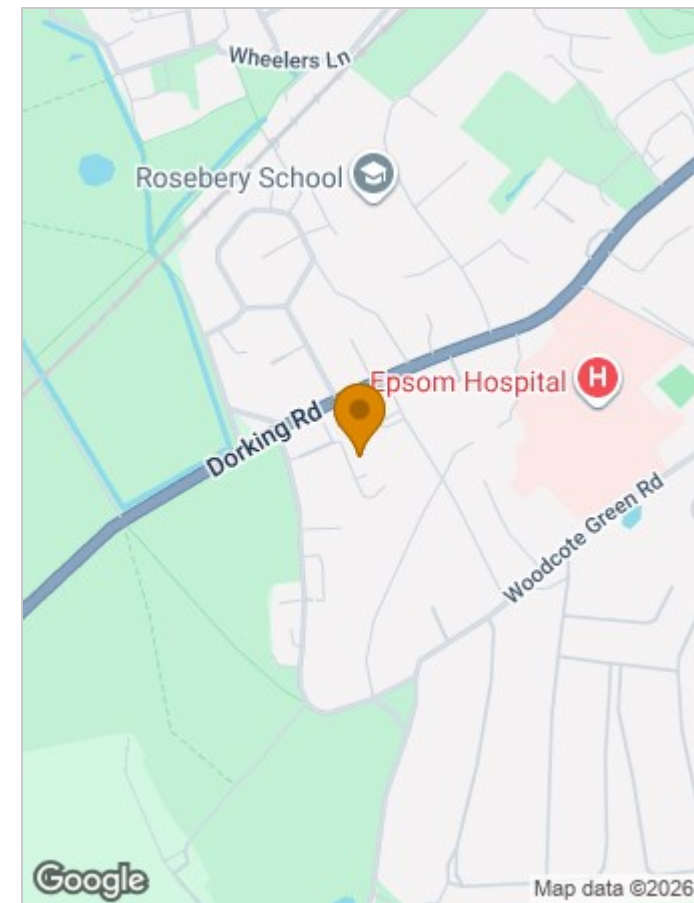
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 70                      | 78        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)