



Court Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Leasehold

- Stunning second floor apartment
- 1146 sq ft of accommodation
- Balcony accessed from three rooms
- Lift access
- Three double bedrooms
- Underfloor heating
- German made kitchen with Neff and AEG appliances
- 28ft x 15ft Living/Dining/Kitchen Space
- Two Allocated Parking Spaces
- Incredibly easy access to Town & station

****NO ONWARD CHAIN**** The Personal Agent are proud to present this stunning second floor apartment, offering 1,146 sq ft of beautifully presented accommodation and a full-width balcony accessed from two of the three bedrooms and the living/dining room.

The impressive 28ft x 15ft living/dining room has a real wow factor and opens into a stylish kitchen/breakfast area with central island, creating an exceptional space for entertaining. The property also features a stunning principal bedroom with ensuite, two further generous double bedrooms and a spacious family bathroom.

With excellent presentation and a highly convenient location, this apartment is ideal for first-time buyers, investors or downsizers seeking a stylish, low-maintenance home. Early viewing is highly recommended.

The kitchen is designed and made in Germany, appliances are



Neff and AEG. Integral dishwasher and fridge/ freezer and Blanco Zeus silestone worktops.

Offering three double bedrooms, all benefiting from fitted wardrobes, with the master bedroom also featuring an en suite and two of the bedrooms having access to the balcony. The property further benefits from a stunning, generously sized family bathroom featuring a Villeroy & Boch bath and basin with a vanity mirror above.

Throughout the apartment there is under floor heating with solid wood Scandic Fjord flooring and there is also two allocated parking bays, further visitors parking, secure cycle unit, residents private communal gardens independent of the adjacent park, and is pet friendly.

Oaks View is situated in a tucked away and quiet yet accessible part of Epsom. It is moments from the busy town with its railway station and transport links, shops and a wealth of restaurants to choose from. Nearby Stamford Green conservation area enjoys

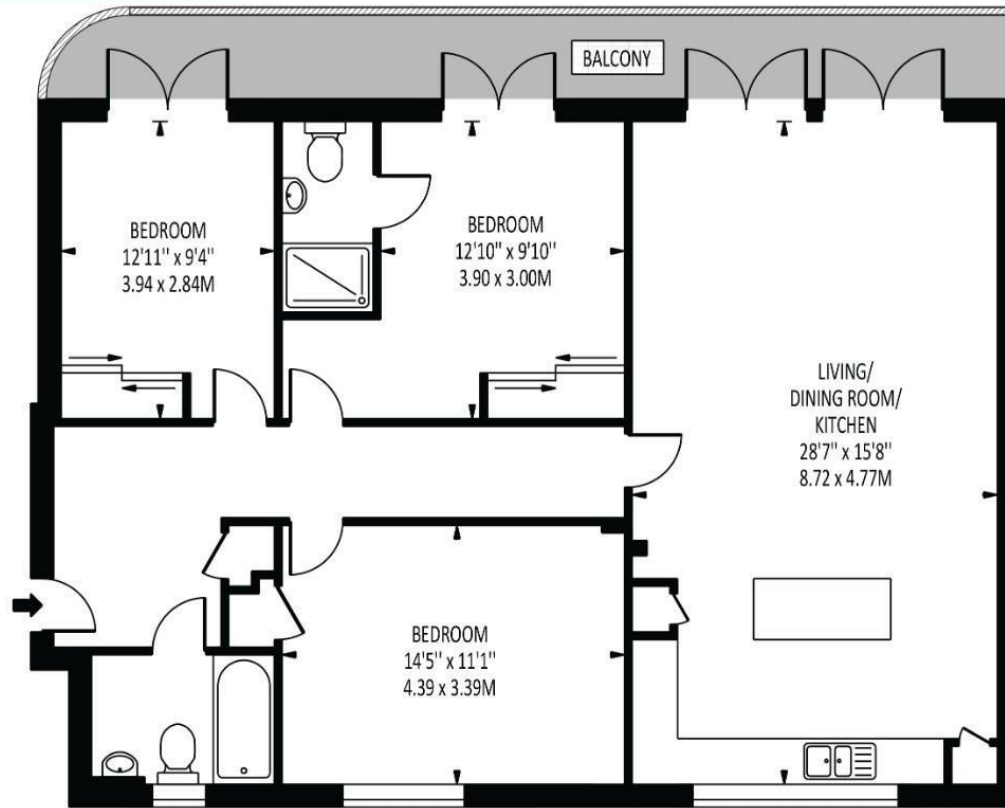
a nature reserve, picturesque green with duck pond and two public houses.

Tenure - Leasehold
Length of lease (years remaining) - 993
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 3600.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

