



Court Lane, Epsom

The PERSONAL Agent

# Offers In Excess Of £425,000 Leasehold

- Stunning first floor apartment
- Underfloor heating
- Lift access
- Three Juliet Balconies
- Two double bedrooms
- 21ft x 14ft Living/Dining/Kitchen Space
- Four piece bathroom
- Incredibly easy access to Town & station
- Allocated parking with option for electric charging point
- Remainder of CGICE guarantee

The Personal Agent are proud to present a stunning example of an immaculately presented first floor apartment that offers 762 Sq Ft of beautiful living space and three Juliet balconies.

First impressions of this apartment are fantastic with accommodation briefly comprising a 21ft x 14ft living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen/breakfast area, which creates the ultimate social and entertaining space. There is a stunning principal bedroom, generous second double bedroom with an abundance of natural light and a spacious four piece main bathroom.

The finish, presentation and position of the property itself mirrors the superb location and would make it perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. Essentially the great aspect and highly convenient position makes immediate viewing a priority, to avoid disappointment.



The kitchen is designed and made in Germany, appliances are Neff and AEG. Integral dishwasher and fridge/ freezer and Blanco Zeus silestone worktops.

Offering two double bedrooms both with Juliet balconies and a stunning family bathroom which is a great size with large Villeroy and Boch bath and separate shower and basin with vanity mirror over.

Throughout the apartment there is under floor heating with solid wood Scandic Fjord flooring and there is also an allocated parking bay with the option to add an electric charging point, 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

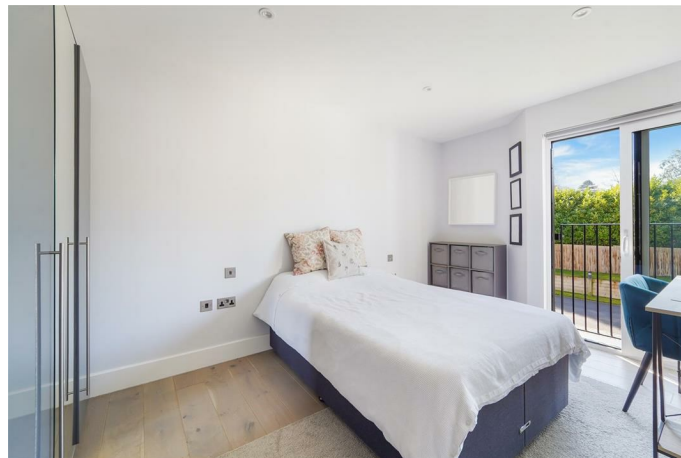
Length of lease (years remaining) - 995

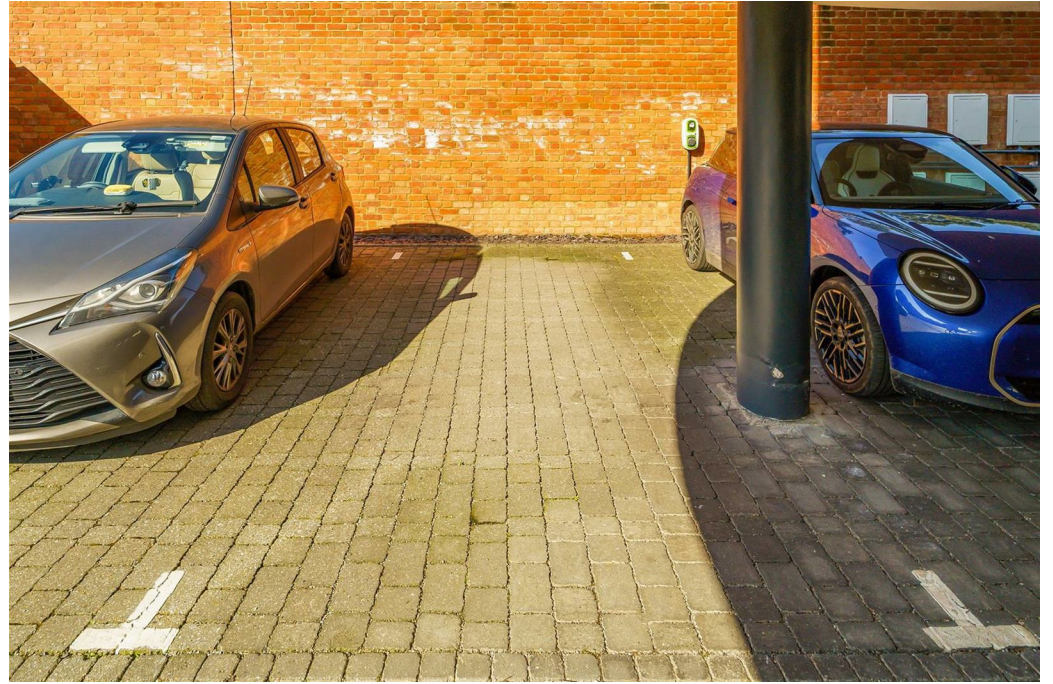
Annual ground rent amount (£) - 450.00

Annual service charge amount (£) - 1830.00

Council tax band - D

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.

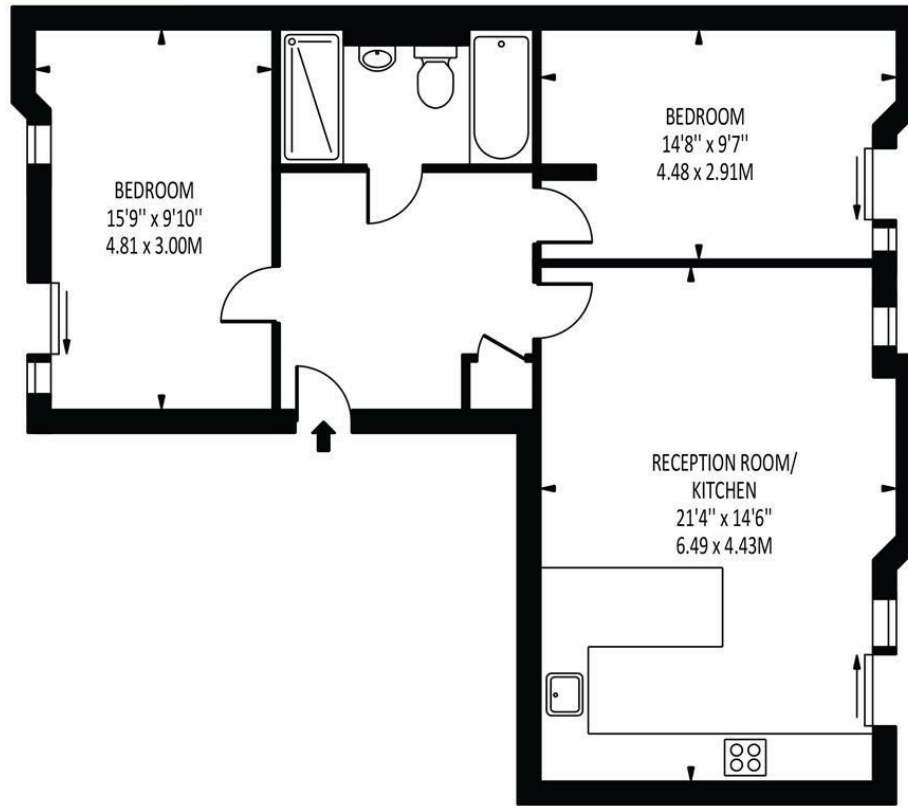




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Oaks View,  
Court Lane Epsom

Total Area: 762 SQ FT • 70.80 SQ M



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            | <b>88</b> | <b>88</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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.

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**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.

