



Court Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Leasehold

- Beautiful first floor apartment
- Impressive 886 square feet of living space
- Lift access
- Unrivalled views over the green expanses of Court Recreation Ground
- Two well proportioned bedrooms
- 27ft open plan living/dining kitchen space
- Two Juliet balconies
- Bathroom and ensuite
- Allocated parking with option for electric charging point
- Remainder of CGICE guarantee

Tucked away at the bottom of Court Lane, this stunning first-floor apartment is a remarkable find, offering an impressive 886 square feet of beautifully presented living space. As you enter, you are greeted by a large entrance hallway that provides a true sense of space, a feature not often associated with flats.

The heart of this home is the expansive 27ft dual aspect open plan living, dining, and kitchen area. This inviting space is bathed in natural light and boasts unrivalled views over the green expanses of Court Recreation Ground, making it an ideal setting for both relaxation and entertaining. The two Juliet balconies enhance the airy feel, allowing you to enjoy the fresh air and picturesque surroundings.

The apartment comprises two well-proportioned bedrooms, ensuring comfort and privacy for all residents. The modern family bathroom is stylishly designed, while the ensuite bathroom features a convenient walk-in shower, adding a touch of luxury to your daily routine.

This property is a perfect blend of modern living and elegant design, making it an excellent choice for those seeking a comfortable and stylish home in a vibrant community. With its prime location and exceptional features, this flat is not to be missed.



The kitchen, designed and made in Germany, is of the highest quality, featuring Neff and AEG appliances, an integral dishwasher and fridge/freezer, and Blanco Zeus silestone worktops. This premium specification reflects the same standards used by the developers in the luxurious three-bedroom apartments, ensuring an exceptional culinary experience.

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.

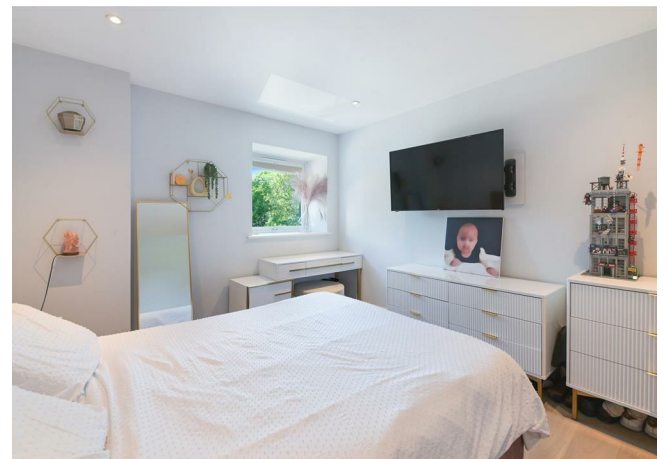
The finish, presentation and position of the property itself mirrors the superb location and would make it perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade. Essentially the great aspect and highly convenient position makes immediate viewing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

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

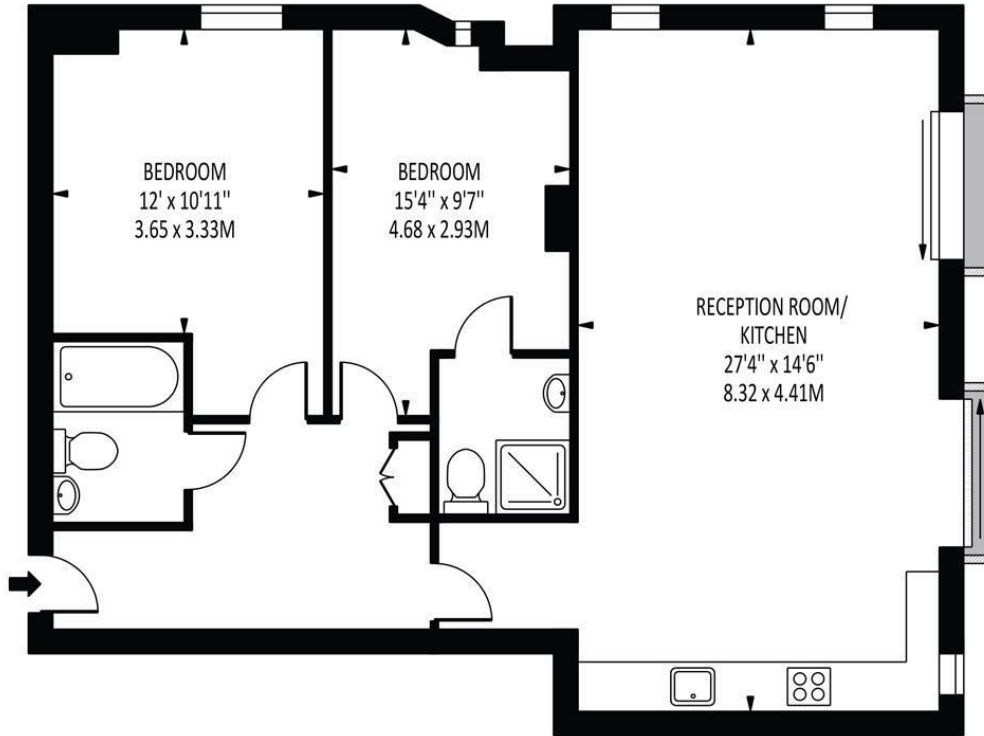
duck pond and two public houses.

Tenure - Leasehold
Length of lease (years remaining) - 995
Annual ground rent amount (£) - 495.00
Annual service charge amount (£) - 2500.00
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.







FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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

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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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