

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 a stunning example of a well presented second floor apartment that offers 1146 Sq Ft of beautiful accommodation, a full width balcony accessed by two of the three bedrooms and via the living/dining room.

First impressions of this apartment are fantastic with accommodation briefly comprising a 28ft x 15ft living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen/breakfast area with central island, which creates the ultimate social and entertaining space. There is a stunning principal bedroom with ensuite and two further generous double bedrooms with an abundance of natural light and a spacious main family 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 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.

















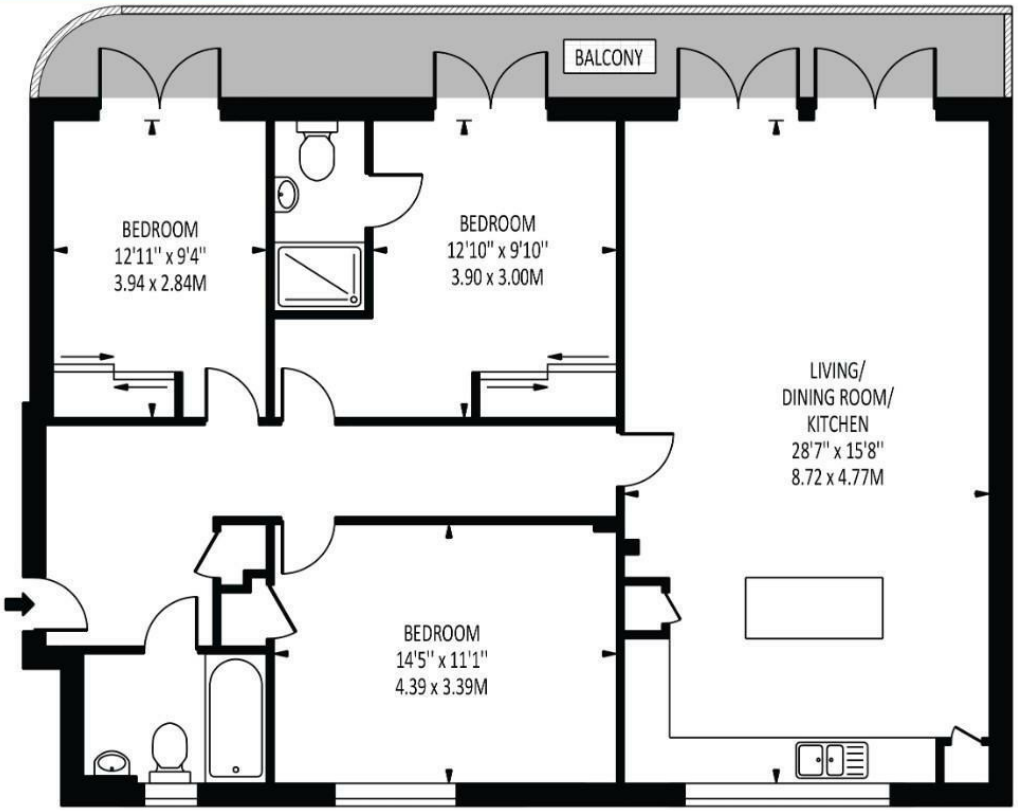


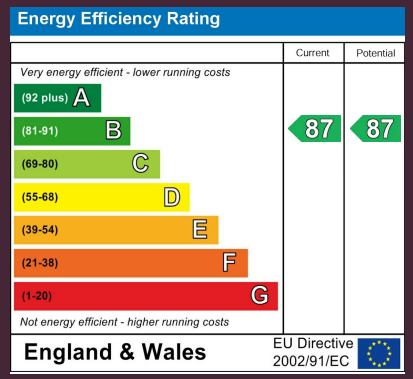

COURT
RECREATION GROUND

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Oaks View

Total Area: 1146 SQ FT • 106.51 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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NO PARKING