



Court Lane, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £500,000 Leasehold

- Stunning ground floor apartment
- Private front door & entrance
- South/East facing courtyard garden
- Two double bedrooms
- Ensuite shower room & main bathroom
- 18ft x 16ft living/kitchen area
- Moments from parkland
- Incredibly easy access to Town & station
- Allocated parking & further visitors bays
- Remainder of NHBC guarantee (6 years)



Occupying arguably one of the best positions within this tucked away contemporary development, The Personal Agent are proud to present a stunning example of an immaculately presented ground floor apartment that offers approximately 868 Sq Ft of beautiful living space with unique curved rooms that add a huge amount of style to this home alongside its South/Easterly facing private patio courtyard.

With its own private entrance the first impressions of this apartment are fantastic. Accommodation briefly comprises a 18ft x 16ft 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 with doors to a private courtyard. There is a stunning principal bedroom with contemporary en-suite, generous second double bedroom with an abundance of natural light and a spacious 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, pull out larder cupboard and Blanco Zeus silestone worktops. The Stainless steel sink has a Quooker flex boiling tap.

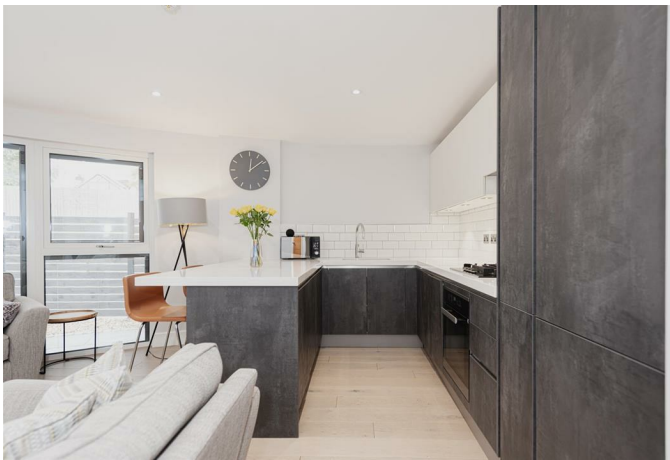
Offering two double bedrooms, ensuite shower room and a stunning family bathroom which is a great size with large Villeroy and Boch bath and shower over, glass door, heated towel rail, matching WC and basin with vanity mirror over.

Throughout the apartment there is under floor heating with solid wood Scandic Fjord flooring and fitted internal blind system within the reception space and second bedroom. There is also an allocated parking bay and further visitors parking.

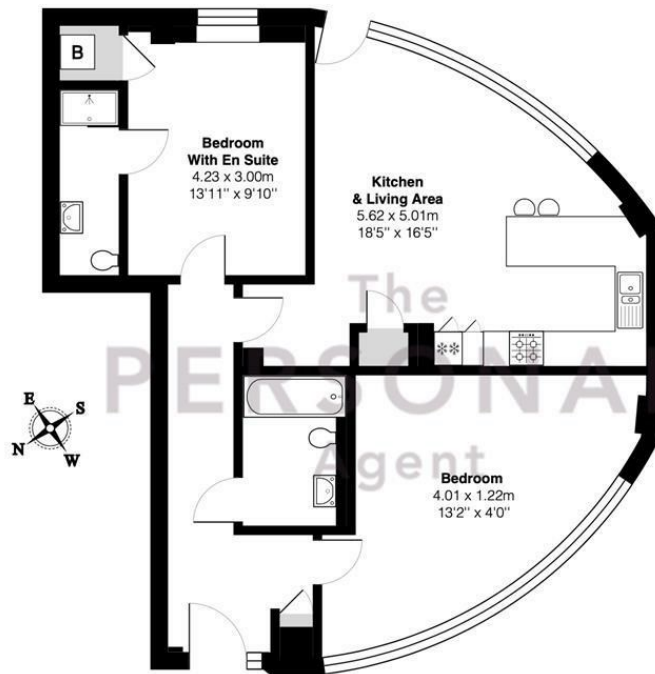
Oaks View is situated in a tucked away and quiet yet accessible part of Epsom. It is moments from the busy town with its railway station and transport links, shops and a wealth of restaurants to choose from. Nearby Stamford Green conservation area enjoys a nature reserve, picturesque green with duck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

Tenure - Leasehold  
Length of lease (years remaining) - 999  
Annual ground rent amount (£) - £482 Per Year  
Annual service charge amount (£) - £1870 Per Year  
Council tax band - 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.







**Ground Floor Apartment**

Oaks View, Court Lane, Epsom

Total Area: 80.6 m<sup>2</sup> ... 868 ft<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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