



Oakleigh, St. Martins Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £325,000 Leasehold - Share of Freehold

- Rarely available development
- Highly desirable location
- Offering 921 Sq Ft of space
- Two large double bedrooms
- 20ft living/dining room
- Southerly patio area & Communal Grounds
- Garage In block
- Walk to Town & Station
- Share of Freehold



The Personal Agent are proud to present this exceptionally spacious and rarely available ground floor apartment that is located within this most sought after development and benefits from 935 Sq Ft of space.

Perfect for those wanting to downsize but not downgrade, or a professional couple looking for the most hassle free of commutes, the apartment offers genuine convenience that is seamlessly blended with everything you would associate with this highly regarded location.

Oakleigh is set on the corner of St. Martins Avenue and Ashley Road and enjoys gated access to a garage in block, ample communal parking, share of freehold and a proactive residents management association, ensuring the smooth running that keeps this development in such great order.

The property comprises a generous entrance hall, two extremely spacious double bedrooms and a 21ft living/dining room with door to communal gardens.

The apartment is in need of updating throughout but offers a spacious kitchen and a generous bathroom. The apartment further benefits from a

well maintained surrounding communal garden and has access to a South/Westerly facing patio with space for two chairs. If you require more outside space why not take a stroll around the picturesque Rosebery Park which is just around the corner, or the open spaces of the famous Epsom Downs which is around 1 mile up the road.

Further noteworthy points to reiterate include garage in block, gated communal parking and walking distance of Epsom town centre, railway station.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

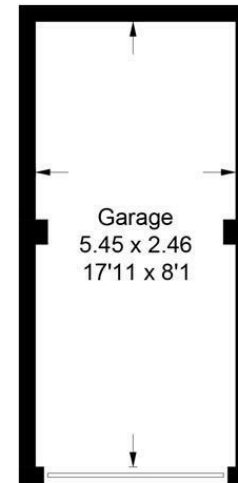
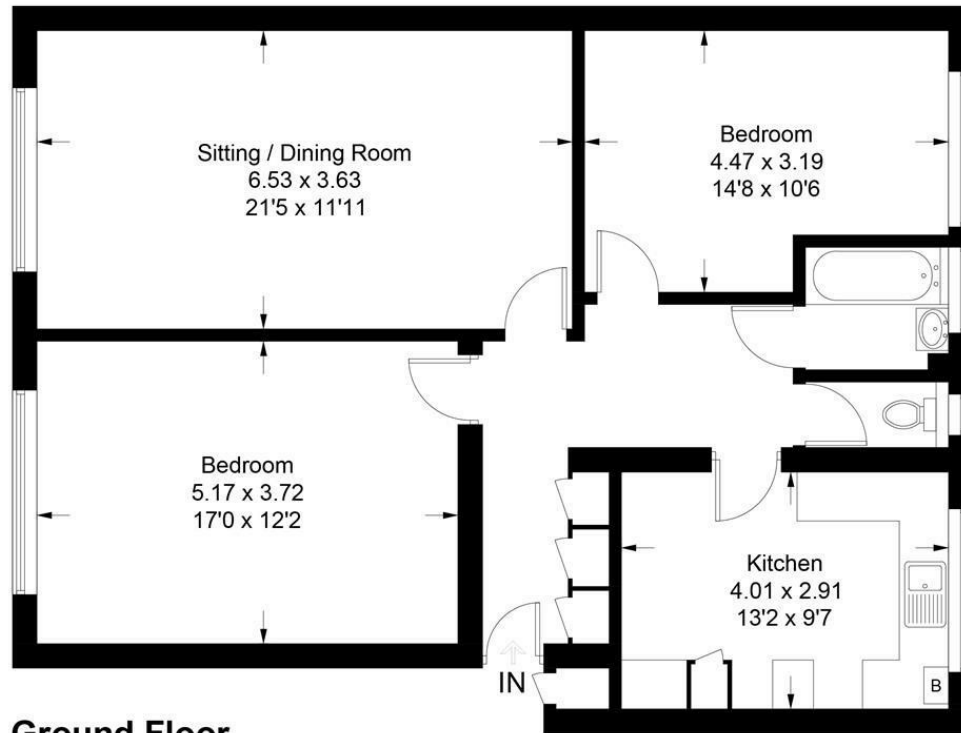
Tenure - Leasehold - Share of Freehold
Length of lease (years remaining) - 944
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - D

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.





Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 100.2 sq m / 1078 sq ft
 (Excluding External Store)



(Not Shown In Actual Location / Orientation)

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1043791)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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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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.

