



The Oaks Square, Epsom

The PERSONAL Agent

Offers In Excess Of £325,000 Leasehold

- Heart of Epsom town centre
- Modern apartment
- Two double bedrooms
- 20ft x 19ft living/dining/kitchen area
- Modern kitchen with integrated appliances
- Allocated parking space
- Family shower room and ensuite bathroom
- Private balcony
- Secure entry phone system
- Perfect FTB or investment



Located in the heart of Epsom town centre within a stone's throw of the railway station, shops and restaurants, this bright and spacious two double bedroom apartment warrants immediate inspection to avoid disappointment and is offered with a private balcony.

Subject to a complete internal renovation programme by the existing owners this third floor apartment is perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned two double bedroom apartment benefits from over 770 sq ft of spacious accommodation, a good amount of storage and an abundance of natural light.

So if you are looking for a generously proportioned town centre apartment that balances unrivalled convenience with generous living, this two bedroom example should be viewed at the earliest opportunity.

The Oaks Square is a popular apartment building forming part of the larger Epsom Square development. This attractive mix of restaurants, bars and leisure facilities is located moments from mainline rail links and Epsom's bustling High Street.

Located on the third floor of this modern building the flat is away from the hustle and bustle below. As soon as you step through from the entrance lobby and open the double doors you enter the open plan 20ft x 19ft kitchen/dining/living area and will be instantly impressed by the space on offer.

The fitted kitchen features integrated appliances and there is access out to a private balcony area where you can have a cup of coffee and watch the world go by. Two double bedrooms are served by an ensuite bathroom and separate shower room both of which have sleek, contemporary finishes.

Other benefits include an allocated parking space and secure video entry system.

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

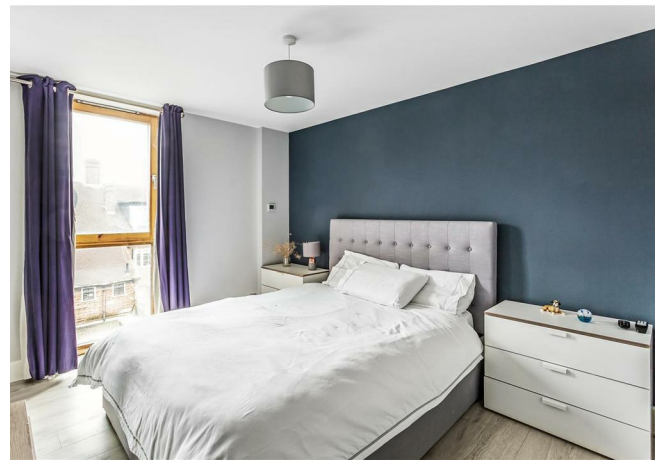
Length of lease (years remaining) - 100

Annual ground rent amount (£) - 200.00

Annual service charge amount (£) - 4200.00 (Due to work schedule at block now completed with future service charges expected to reduce)

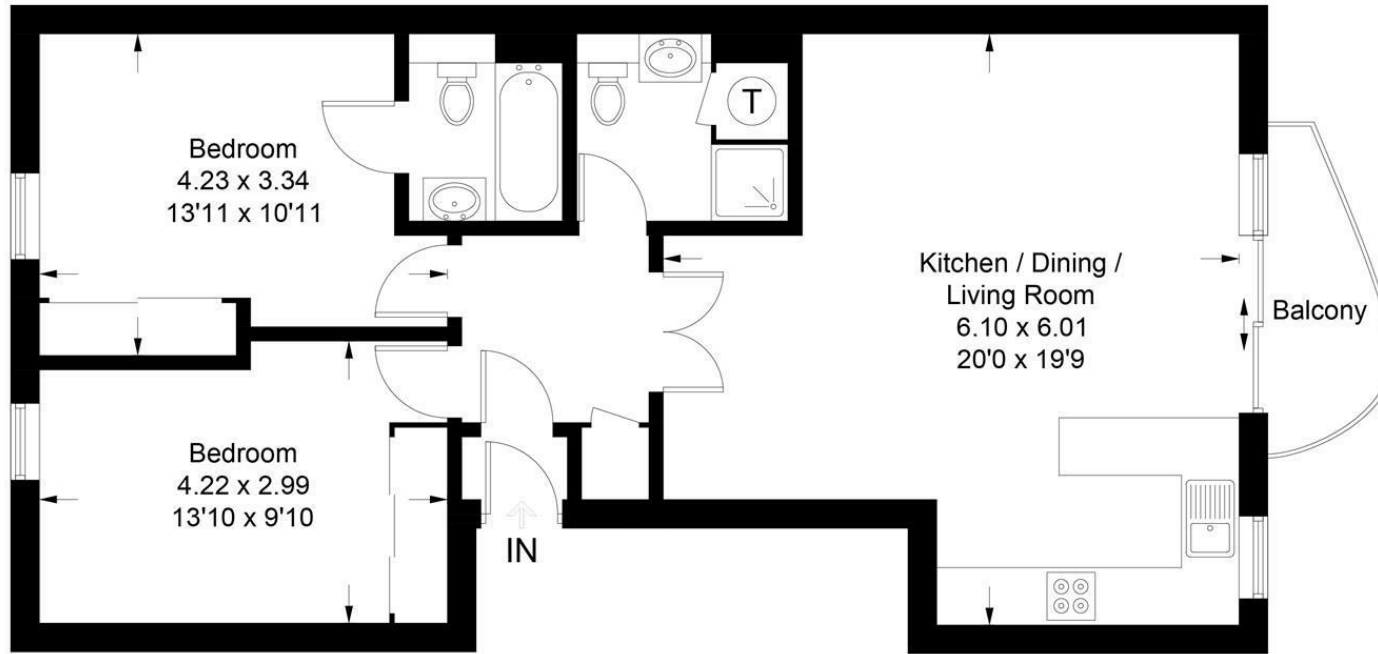
Council tax band - D

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 = 71.6 sq m / 771 sq ft



Third 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. (ID1044185)
www.bagshawandhardy.com © 2024

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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

