



**3 BEDROOM PENTHOUSE
2 VILLERY & BOCH LUXURY
BATH/SHOWER ROOMS
DIRECT LIFT ACCESS TO FLAT
AVAILABLE: IMMEDIATELY**

**34' x 22' OPEN PLAN RECEPTION
ROOM/LUXURY KITCHEN
GAS UNDERFLOOR HEATING
LARGE ROOF TERRACE
OFFERED: PART FURNISHED**

Christies Residential are pleased to offer for let this 5 year old 3 bedroom 2 bathroom Luxury Penthouse apartment situated in a park within walking distance of Epsom town & mainline station. The apartment comes with direct lift access and two parking spaces.

**Flat 21, Oaks View, Epsom,
Surrey, KT19 8NG**

£2,700 PCM

Communal Entrance Via Security Entry
With stairs & lift to upper floors

Entrance Hall
Own front door. Direct lift access to the flat. Wood flooring.

Cloakroom/Storage Room.
Cloakroom

Bedroom 1
Double glazed window. Wood flooring. Doors to Dressing Room (Not shown on floorplan) & En-Suite.

Dressing Room
Walk in with fitted wardrobes.

En-Suite Shower Room
Matching Villery & Boch suite with walk in shower cubicle, vanity unit with inset wash hand basin & low level WC. Tiled walls. Tiled floor with under floor heating.

Bedroom 2
13.3" X 11.1" (4.05m X 3.38m)
Double glazed window. Wood flooring.

Bedroom 3
11.9" X 11.7" (3.63m X 3.57m)
Double glazed window. Wood flooring.

Family Bathroom
Matching Villery & Boch suite with panel enclosed bath with wall mounted shower & screen over, vanity unit with inset wash hand basin & low level WC. Tiled walls. Tiled floor with under floor heating.

Open Plan Lounge/Dining Room/Luxury Kitchen
34.5" X 22" (10.52m X 6.71m)
Curved double glazed windows & doors with built in magnetic blinds opening to roof terrace. Wood flooring. Luxury kitchen with range of fitted units with Blanco Zeus Sile Stone work surface and inset sink units. Built in 'Miele' double oven & hob with cooker hood over. Hot tap? Integrated 'Neff' fridge/freezer washer dryer & dishwasher. Pull out larder unit. Cupboard housing Valiant boiler.

Roof Terrace
Decked with walled sides offering seclusion.

Two Covered Reserved Parking Spaces
Both marked number 21. Electric car charging point.

Communal Garden
Laid to lawn with direct access onto the Park.

PARKING
Allocated Parking

OUTSIDE SPACES
Roof Terrace

Local Authority
Epsom & Ewell Borough Council

Council Tax
Tax Band G





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
 1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
 sales@christiesmail.co.uk lettings@christiesmail.co.uk

www.christiesresidential.co.uk

01372 362555