



OXFORD COURT ASHLEY ROAD EPSOM KT18 5BQ

**MICHAEL EVERETT & Co**  
*... A Moving Experience*



A first floor spacious, bright two bedroom apartment in this sought after location within a short walk of Epsom town centre and station providing regular trains to Waterloo, Victoria and London Bridge. The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College and City of London Freeman's School. The property is offered to the market with the benefit of no onward chain.

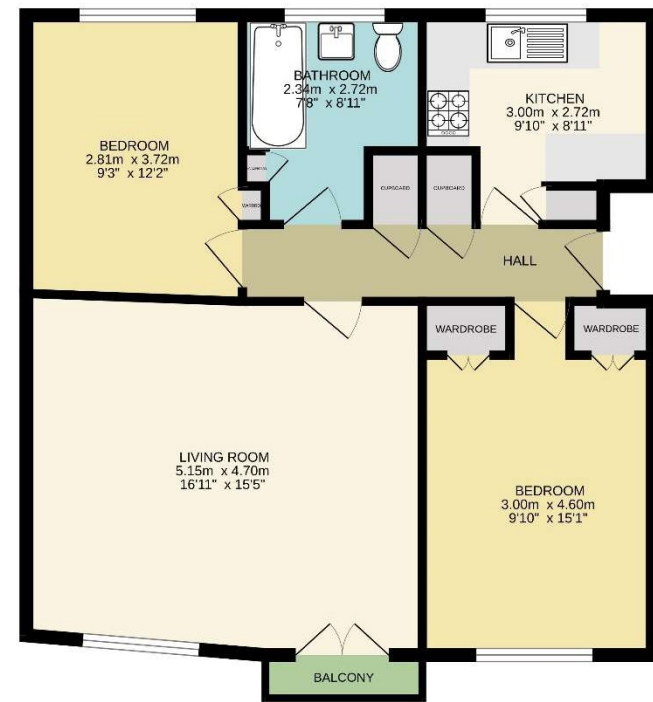
Communal Entrance Hall: stairs to First Floor. Front door to Entrance Hall: storage cupboards with cupboards, herringbone parquet flooring. Sitting Room: polished herringbone parquet flooring, double doors onto Juliet balcony, four wall light points, coved cornice to ceiling. Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with drainer, electric cooker, fridge/freezer, washing machine, tiled splashbacks, cupboard housing wall mounted boiler. Bedroom One: double cupboard, coved cornice to ceiling, two wall light points. Bedroom Two: window overlooking rear garden, cupboard. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., walls half tiled, airing cupboard with slatted shelves.

Outside: Well maintained communal gardens, brick built storage cupboard. Garage. Visitor Parking.

EPC=C  
Council Tax Band: C (£2,051.86 for 2024/25)

Unexpired Lease: 936 Years  
Service/Maintenance Charge: Approx. £1,800.00 per annum  
Ground Rent: Nil

**Asking Price £339,950 Share of Freehold**



First floor  
66.4 sq.m. (715 sq.ft.) approx.

TOTAL FLOOR AREA: 66.4 sq.m. (715 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP  
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.