



**24 Oakmead Green
Epsom
Surrey KT18 7JS**

- Entrance Hall • Living Room • Balcony • Re-fitted Kitchen • Bedroom with fitted wardrobes • Re-fitted Shower room • Communal Facilities

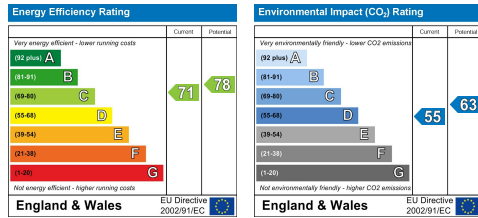
Reduced To £199,950 - Leasehold

Probably occupying the best location at the rear of this popular retirement (60+) development an attractive 2nd floor apartment with a southerly aspect Balcony offering wide far reaching views.

The property benefits from recent refurbishments of both the Kitchen and Shower room.

The location provides ready access to both Epsom and Ashted's shopping centres as well as Epsom's Station, Library, Theatre and Cinema with bus routes passing the front of the development. No onward chain. Sole Agent. EPC - C.

Continuation: 24 Oakmead Green, Epsom



Communal Entrance

Double doors with entryphone system lead to Hallway with lift or stairs to 2nd floor.

Entrance Hall

Deep storage / linen cupboard, loft access.

Living Room

18'3 x 11' (5.56m x 3.35m)

Double aspect with double glazed sliding patio doors to Balcony, double glazed window to side, storage heater, coved cornice, door to Kitchen.

Balcony

A real bonus with a southerly aspect offering wide views over the locality. Outside light.

Kitchen

10'5 x 6'11 (3.18m x 2.11m)

Double aspect with a double glazed window and double glazed door to balcony. Re-fitted with a range of units with base units with cupboards and drawers, work tops over with inset 1.5 bowl sink unit and inset hob with cooker hood over, split level oven with storage above and below, wall units, part tiled walls, ample space for appliances.

Bedroom

10'4 x 9'1 (3.15m x 2.77m)

Double glazed window, range of double and single fitted wardrobes with inset drawer units around the bedhead, storage heater.

Shower Room

Re-fitted with a wide shower with sliding door, wash basin with storage beneath, low level wc, part tiled walls, extractor fan, fan wall heater, chrome towel rail.

Communal Facilities

Residents have the benefit of
Parking Areas (not allocated),
well tended Communal Gardens,
Residents Lounge,
Laundry room,
Guest Suite.
On site House Manager.

Lease Details

We understand that the Lease is for 125 years from September 1985 (approx 90 years unexpired) at 'a Pepper Corn' Ground Rent.

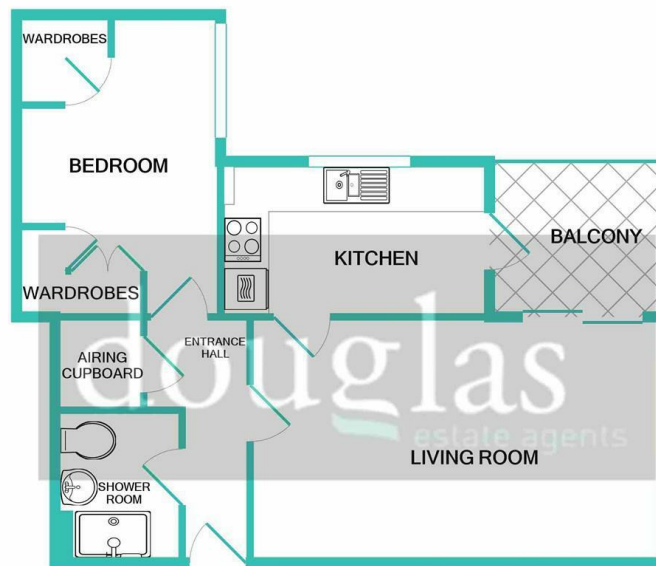
Maintenance - Circa £205.00 p.c.m.

Occupancy Criteria

Occupants must be 60+

Council Tax

Epsom & Ewell B.C. - band 'C' - £1,764.75 for the year to 31/03/21.



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.