



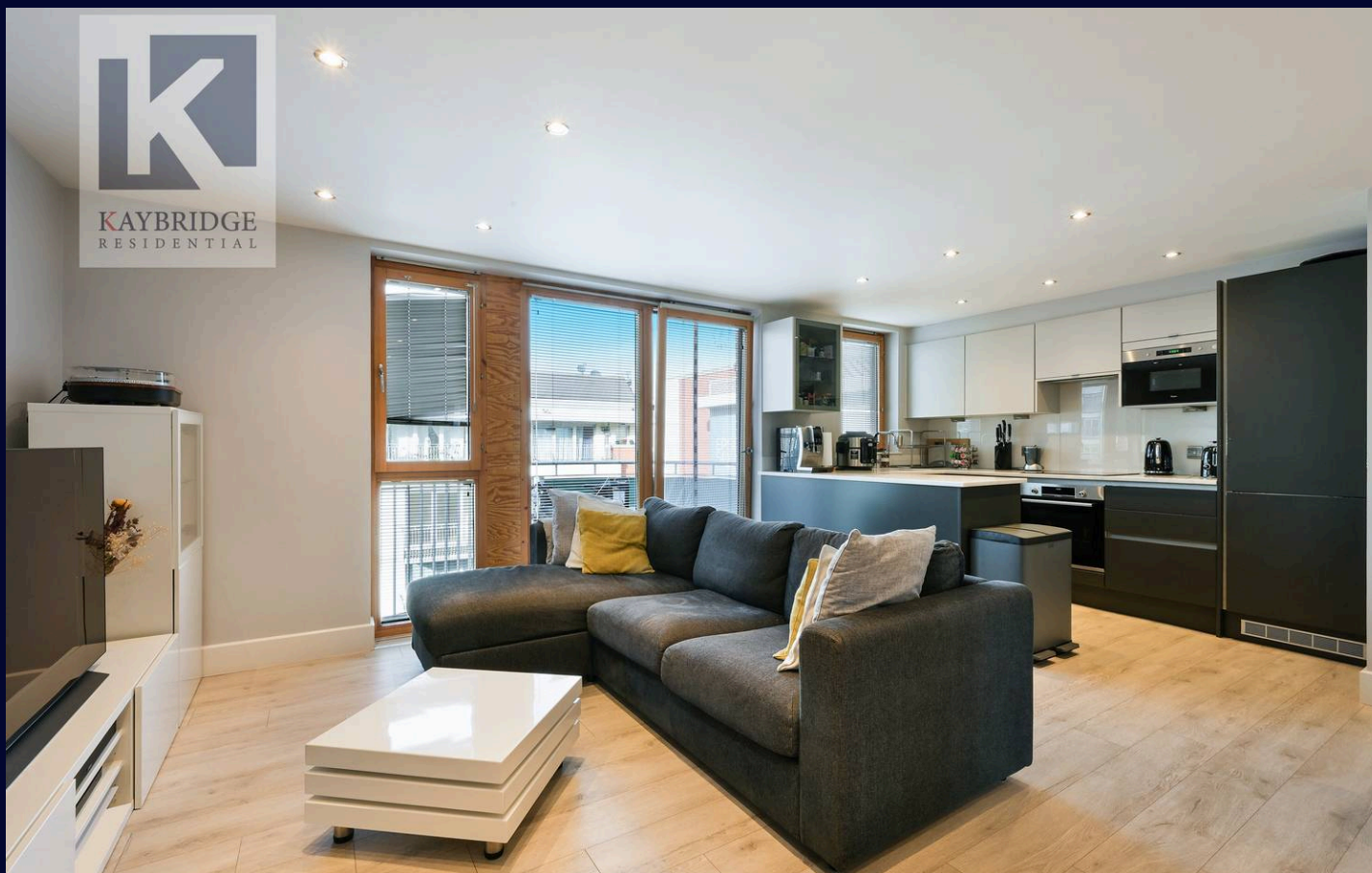
KAYBRIDGE
RESIDENTIAL



The Oaks Square

Epsom

Guide Price £315,000 - £330,000

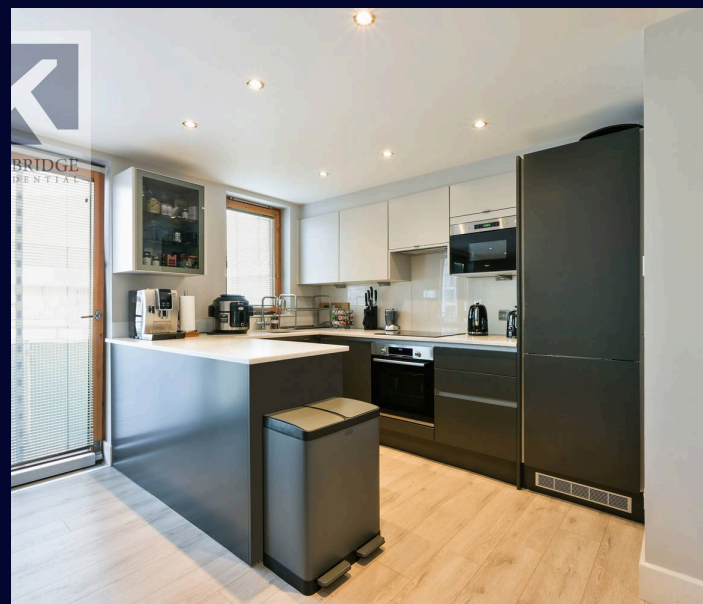
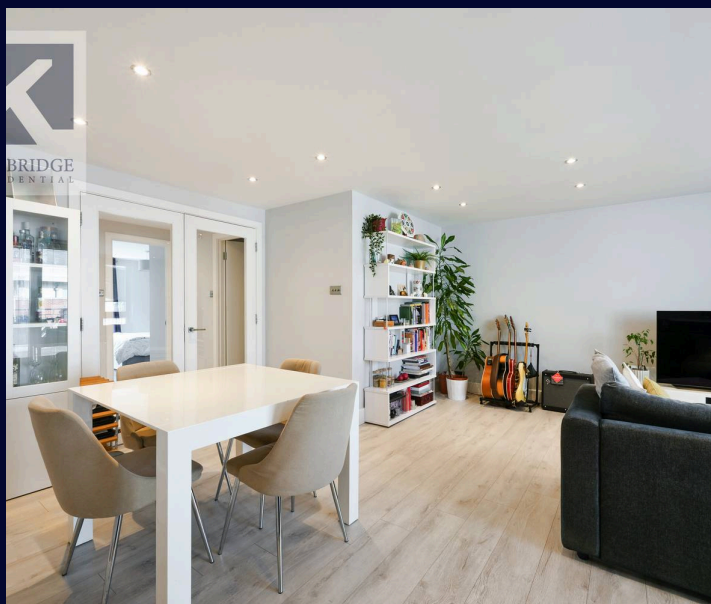


The Oaks Square

Epsom

- Two Bedroom Apartment
- En-Suite to Principal Bedroom
- Modern Fitted Kitchen
- Underfloor Heating
- Third Floor
- Ideally Located in Epsom Town Centre
- 0.1 Mile to Epsom Station
- 98 Year Lease
- Private Balcony

Introducing a sophisticated opportunity to own a stylish residence in Epsom Town Centre. This impeccably presented two-bedroom flat offers contemporary living with the convenience of an en-suite in the principal bedroom. The modern fitted kitchen, complete with underfloor heating, exemplifies comfort and practicality. Situated on the third floor, this apartment boasts a private balcony, perfect for relaxing or entertaining. With Epsom Station just 0.1 mile away, commuting is a breeze from this central location. The property comes with a 98-year lease, ensuring both value and peace of mind. Modernity meets convenience in this desirable apartment, ideal for those seeking a cosmopolitan lifestyle in the heart of Epsom.



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Council Tax band: D

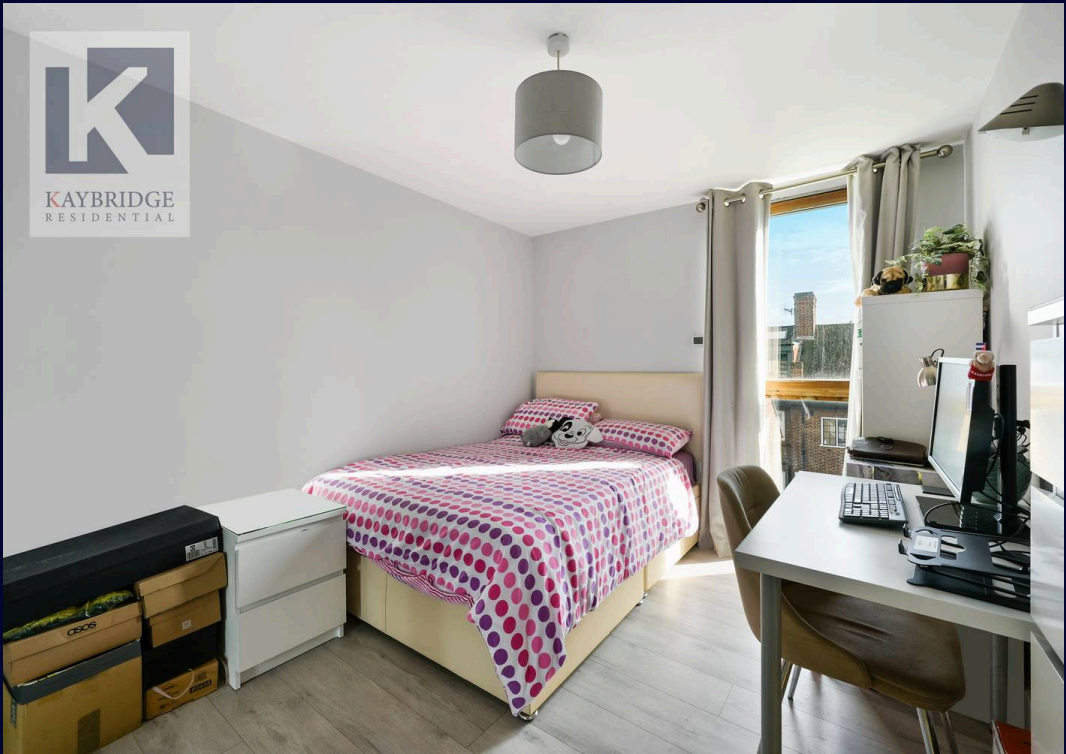
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

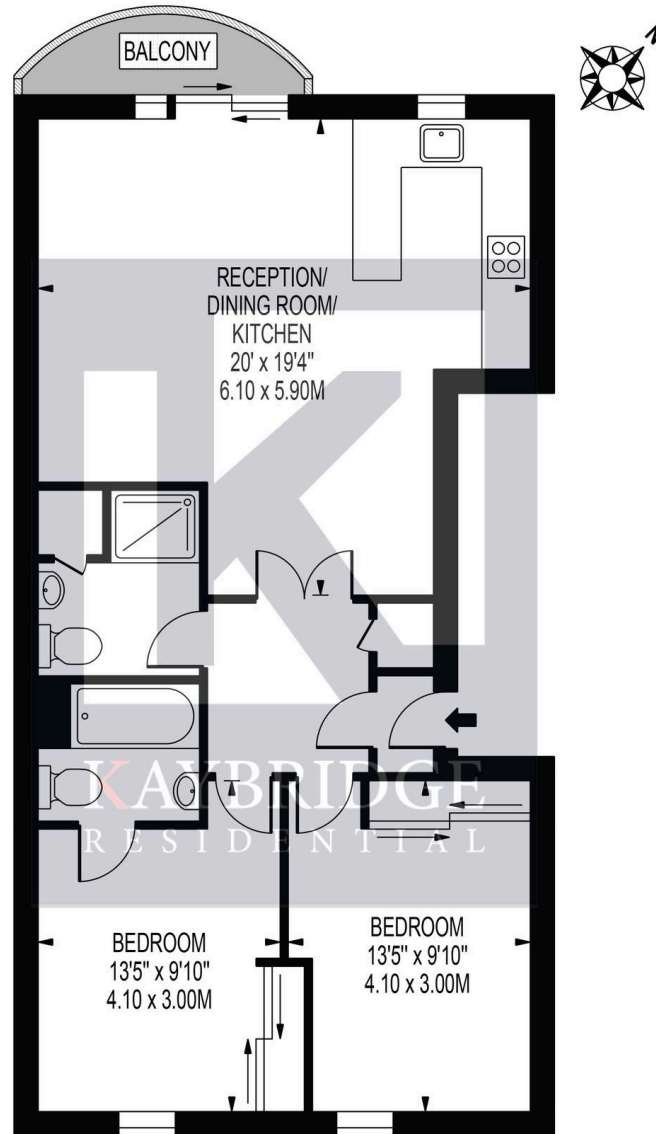
Discover Epsom – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such





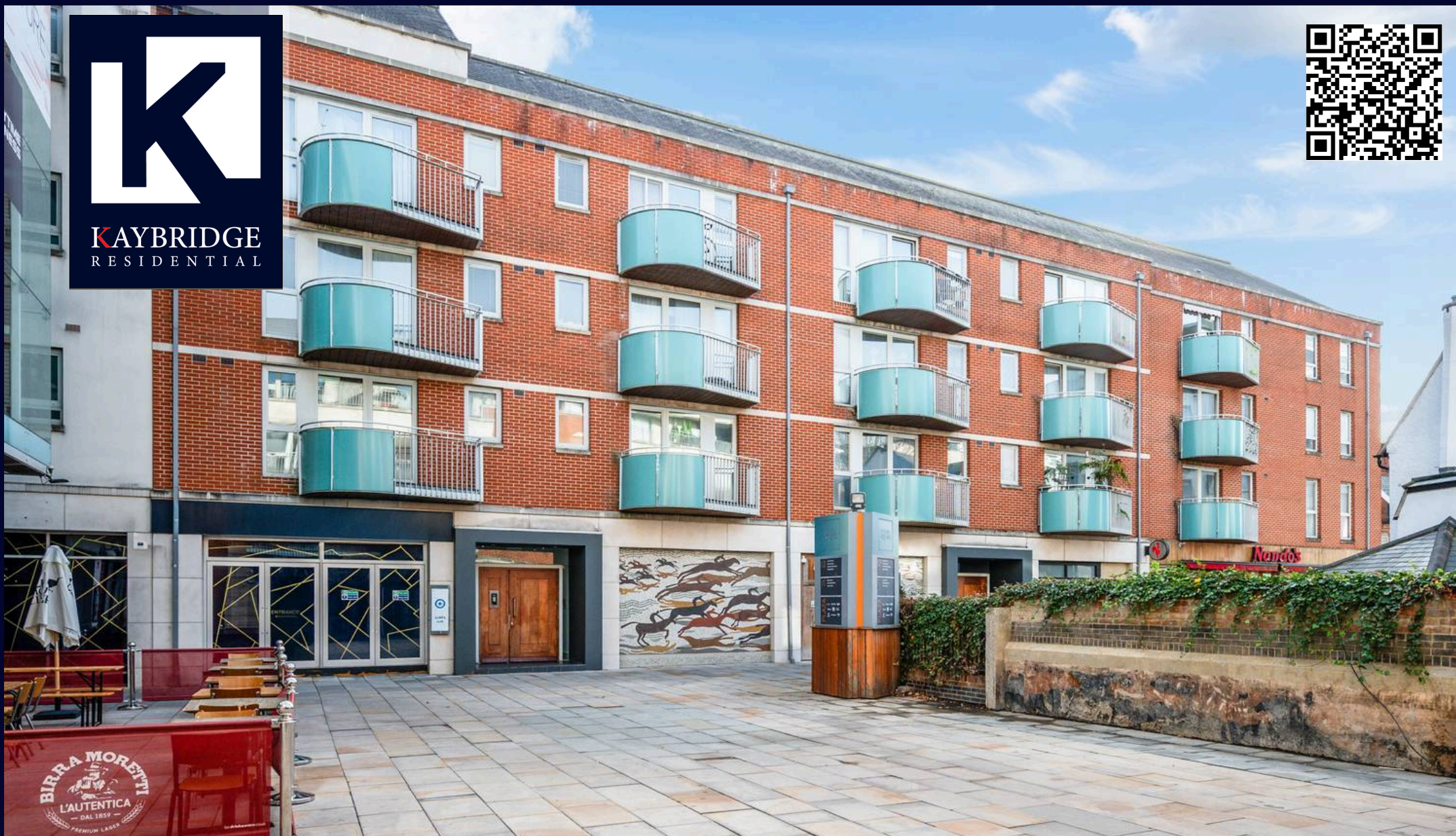
THE OAKS SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 742 SQ FT - 68.91 SQ M



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