



Oaks View Court Lane, Epsom

Guide Price **£475,000**



Oaks View, Court Lane, Epsom

Modern contemporary bright 2 bed apartment in prime location with open plan living, lift access and allocated parking. Only an 8 minute walk of the town centre and station and within the catchment area of good schools. Must be viewed!

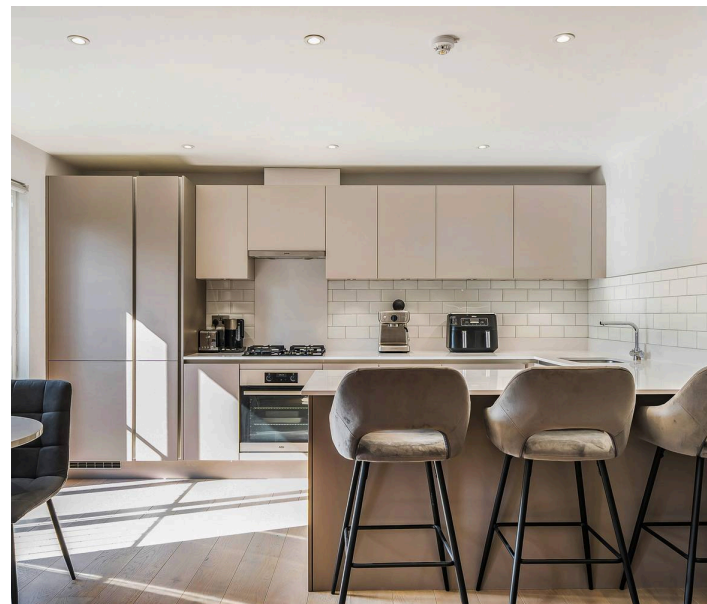
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Modern First Floor Apartment
- Three Juliet Balconies
- Underfloor Heating
- Open Plan Reception/Kitchen
- Two Good Size Bedrooms
- Modern Bathroom
- Allocated Parking & Bike Storage
- Lift & Stair Access
- Walk of Town Centre & Station



Situated in a prime location, this 2 bedroom flat offers a contemporary and stylish living space suitable for professionals and small families alike. Located on the first floor with both lift and stair access for convenience, this stylish apartment offers beautifully presented accommodation with the added feature of three Juliet balconies. The spacious open plan reception and kitchen area provides a bright and airy space for relaxing and entertaining, while the two well proportioned bedrooms and modern bathroom complete the delightful interior.

Additionally, the property benefits from allocated parking and bike storage, ensuring security and convenience for residents and guests alike and adding to the many features this property has to offer.

The superb location allows for easy access to the town centre with its array of shops, restaurants and leisure facilities and also benefits from being within the catchment area of good local schools. The mainline station, with services to Waterloo, Victoria and London Bridge being merely an 8 minute walk away makes it an ideal choice for those requiring good transportation links.

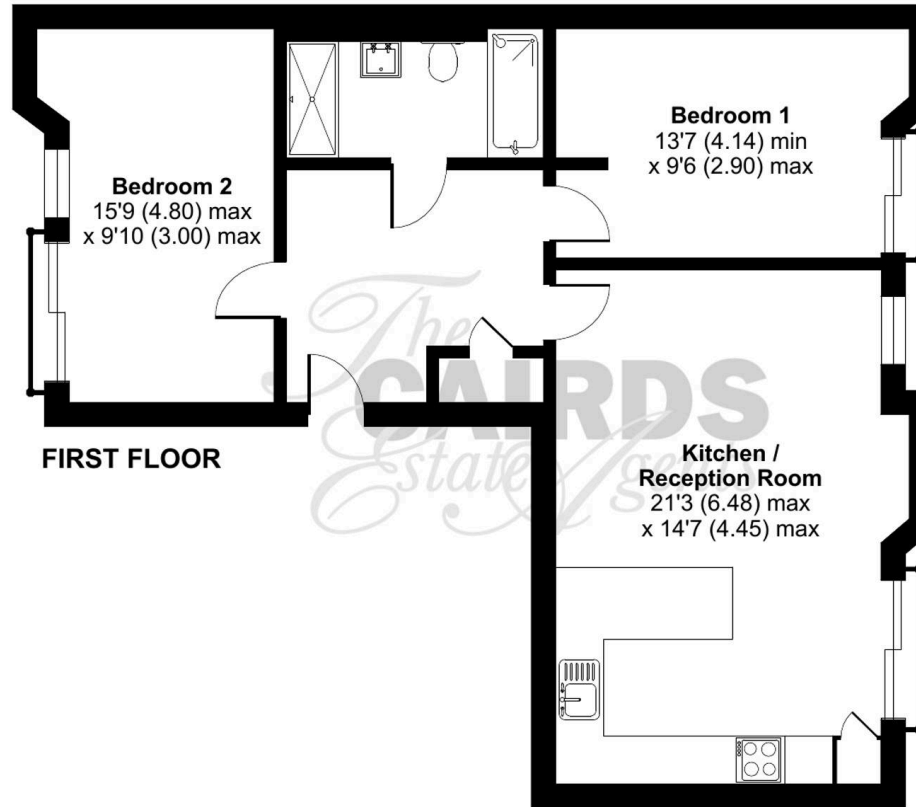
For those seeking outdoor space the well-maintained communal gardens offer a peaceful retreat to unwind and connect with nature. Whilst for those seeking additional outdoor respite and leisure time the neighbouring Court Recreation Ground is only a stones throw away.

This apartment truly offers the best of both worlds with its modern contemporary living and close proximity to leisure and urban conveniences it makes the ideal choice for those looking for a slice of luxury living in this delightful location.

Oaks View, Court Lane, Epsom, KT19

Approximate Area = 749 sq ft / 69.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cairds. REF: 1188321





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