



Flat 3 Oakmead Green, Epsom, KT18 7JS
Guide price £185,000



A light bright ground floor later living apartment for the over 55's, with direct access to a patio area, which leads on to the wider communal gardens. This well maintained development is situated on the Epsom/Ashted border, giving access to the abundant amenities of both town and village. Bus routes operate nearby, giving wider links to the larger towns.

Well proportioned and secure accommodation located at the rear of the residence includes, a hallway with fitted storage, generous lounge/dining room with French doors to the gardens, clean lined kitchen with ample eye and base level storage and work surfaces, modern fitted shower room and a good size double bedroom with fitted wardrobe.

A real feature of this residence is the recently fitted full Body Dryer. This fully automated device replaces traditional towels with a skin-friendly, germ-free, and antibacterial air stream, providing a unique and pleasant drying experience after every shower. Designed for sustainability, it not only saves you money but also conserves resources by eliminating the need for towel washing. The is also a self cleaning toilet.

Further noteworthy benefits include a phone entry system, residents parking, residents lounge/laundry room & guest suite, access to a development manager and no onward chain.







Ground Floor

Oakmead Green, Epsom
 Total Area: 47.0 m² ... 506 ft² (excluding patio)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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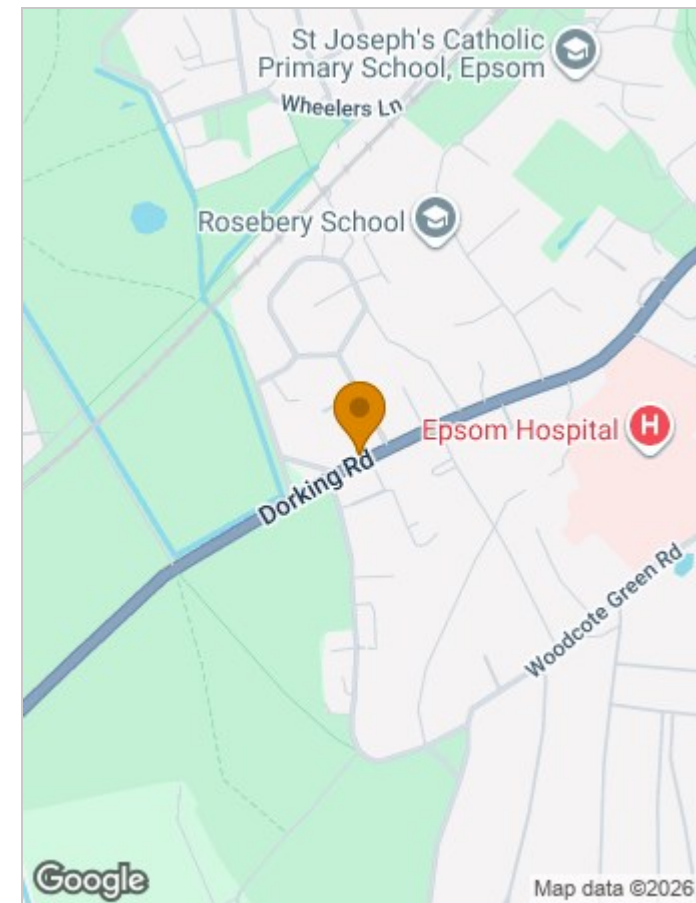
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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