



The **PERSONAL** Agent

Flat 22, Oaks View Court Lane, Epsom  
£550,000

# Flat 22

Oaks View Court Lane, Epsom

- Stunning second floor apartment
- Three double bedrooms
- Lift access
- Two Allocated Parking Spaces
- 1146 sq ft of accommodation
- Incredibly easy access to Town & station
- Underfloor heating
- German made kitchen with Neff and AEG appliances
- 28ft x 15ft Living/Dining/Kitchen Space
- Balcony accessed from three rooms

**\*\*NO ONWARD CHAIN\*\*** The Personal Agent are proud to present this stunning second floor apartment, offering 1,146 sq ft of beautifully presented accommodation and a full-width balcony accessed from two of the three bedrooms and the living/dining room.

The impressive 28ft x 15ft living/dining room has a real wow factor and opens into a stylish kitchen/breakfast area with central island, creating an exceptional space for entertaining. The property also features a stunning principal bedroom with ensuite, two further generous double bedrooms and a spacious family bathroom.

With excellent presentation and a highly convenient location, this apartment is ideal for first-time buyers, investors or downsizers seeking a stylish, low-maintenance home. Early viewing is highly recommended.





### Description

The kitchen is designed and made in Germany, appliances are Neff and AEG. Integral dishwasher and fridge/ freezer and Blanco Zeus silestone worktops. Offering three double bedrooms, all benefiting from fitted wardrobes, with the master bedroom also featuring an en suite and two of the bedrooms having access to the balcony. The property further benefits from a stunning, generously sized family bathroom featuring a Villeroy & Boch bath and basin with a vanity mirror above. Throughout the apartment there is under floor heating with solid wood Scandic Fjord flooring and there is also two allocated parking bays, further visitors parking, secure cycle unit, residents private communal gardens independent of the adjacent park, and is pet friendly.



Oaks View is situated in a tucked away and quiet yet accessible part of Epsom. It is moments from the busy town with its railway station and transport links, shops and a wealth of restaurants to choose from. Nearby Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond and two public houses.

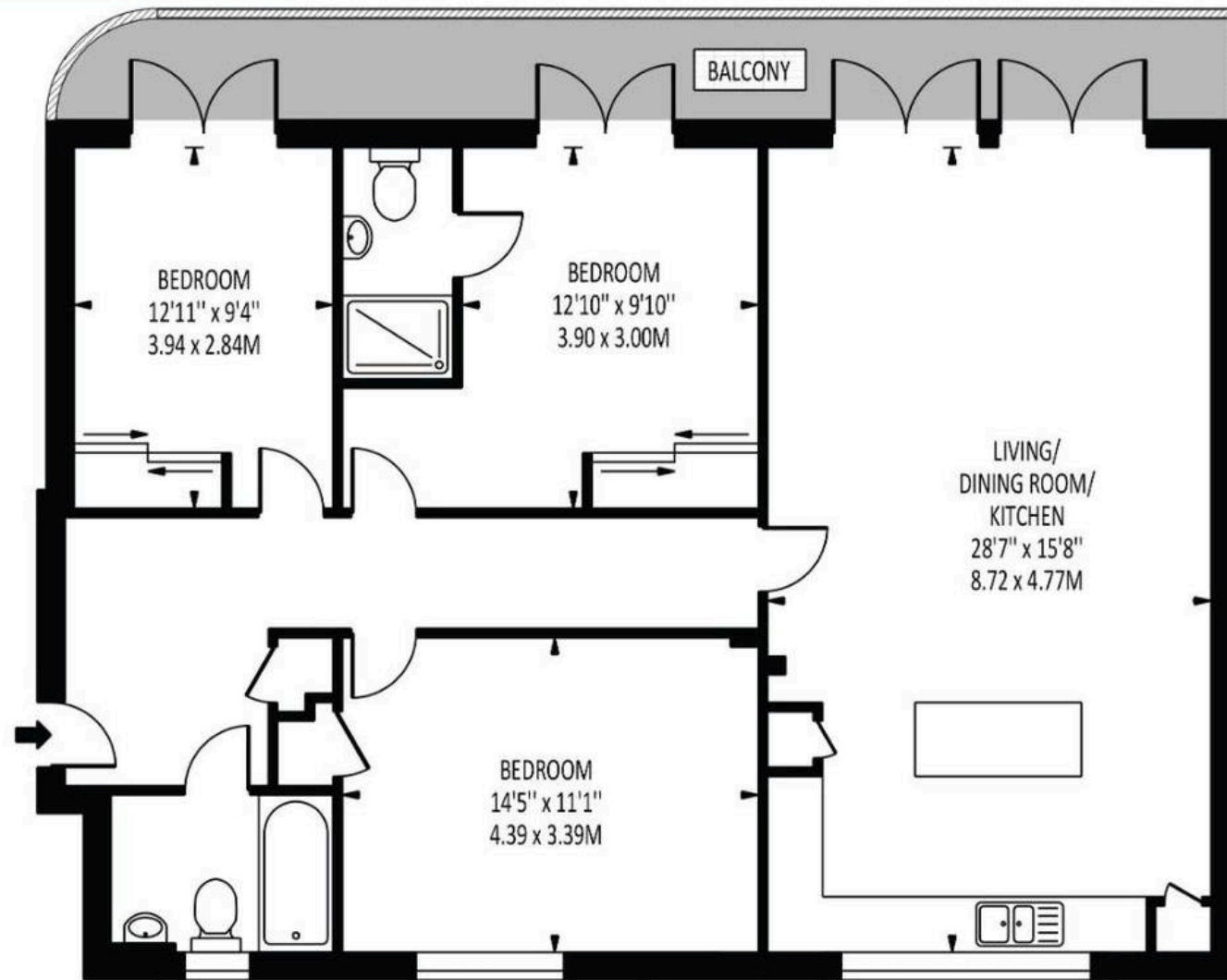
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## The Personal Agent Epsom

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