



28 THE OAKS SQUARE EPSOM KT19 8AR

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A modern two double bedroom second floor apartment located in the heart of Epsom Town Centre, within a stone's throw of Epsom mainline station, offering open plan living. The property benefits from a balcony and no onward chain.

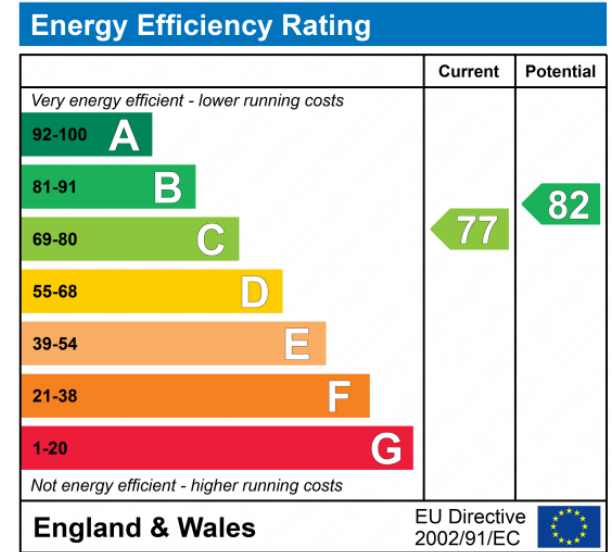
Security entrance door to Communal Entrance Hall. Stairs to Second Floor. Front door to Entrance Hall: intercom entry system, wood flooring, electric heating, cupboard housing water cylinder. Open Plan Living/Dining/Kitchen Area: Living/Dining Area: wood laminate flooring, electric heating, ceiling downlighters, door to private decked balcony. Kitchen Area: comprehensive range of wall and base units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, four ring electric hob, built in oven, built in microwave, space and plumbing for washing machine, part tiled walls, ceiling downlighters. Bedroom One: built in wardrobes, storage heater. En-Suite Bathroom, panel enclosed bath low level WC, wash hand basin, half tiled walls. Bedroom Two: storage heater, built in cupboard. Shower room: Shower, pedestal wash handbasin, low level WC, half tiled walls, heated towel rail, extractor fan.

Outside: one parking space in underground car park at a cost of £730pa

EPC = C  
Council Tax Band: D

Unexpired Lease: Approx. 98 Years remaining (125 Years from 25 March 1999)  
Service Charge for 2026: £3,263.59pa  
Ground Rent: £400.00pa

**Asking Price £269,950 Leasehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.