





Beech Court, The Warren, Oxshott Leatherhead KT22 0SB

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welcome to

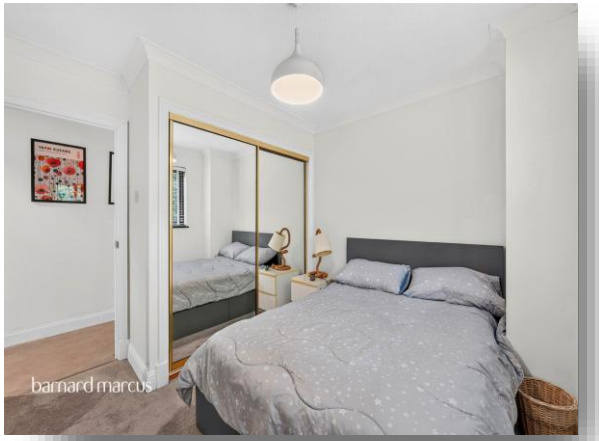
Beech Court, The Warren, Oxshott Leatherhead

Set within the prestigious Warren area of Oxshott, this spacious three-bedroom ground floor apartment offers over 1,200 sq ft of accommodation, a private patio, garage and an enviable location within walking distance of Oxshott village and mainline station.

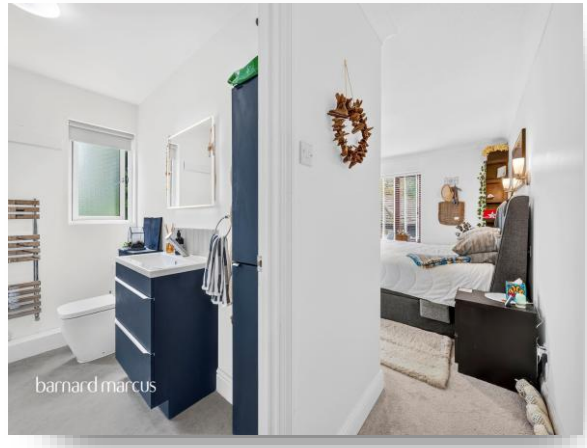


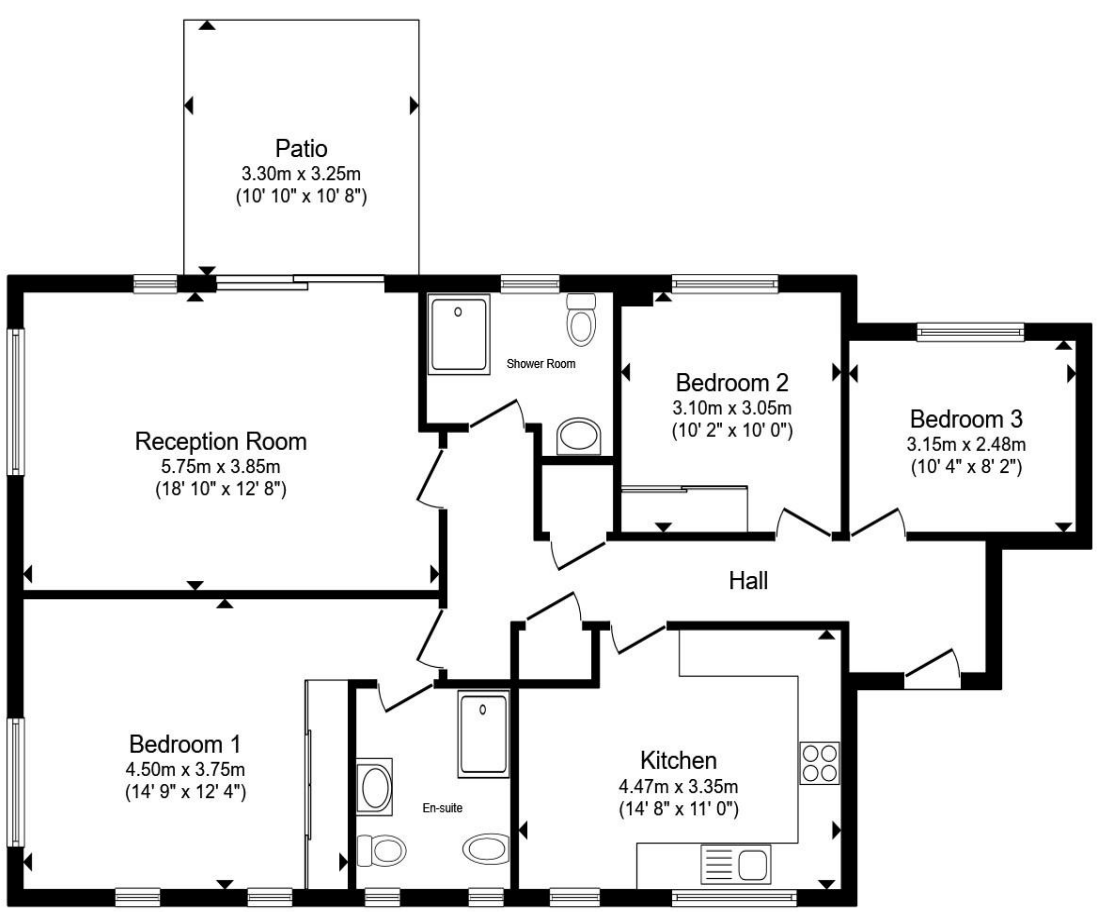




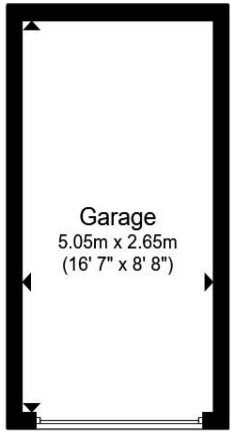








Ground Floor



Garage

Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Barnard Marcus are delighted to offer to the market this substantial three-bedroom ground floor apartment, ideally positioned within the highly regarded Warren area of Oxshott, one of Surrey's most desirable residential locations.

Extending to approximately 1,208 sq ft, this well-proportioned home provides generous accommodation throughout and offers an excellent opportunity for downsizers, professionals and families alike seeking spacious living in a prime village setting.

The property features a welcoming entrance hall leading to a bright and spacious reception room, ideal for both relaxing and entertaining. Patio doors provide direct access to a private patio area, creating a wonderful extension of the living space and an ideal spot for outdoor dining or enjoying the peaceful surroundings.

The separate kitchen is well-appointed with ample storage and workspace, whilst the accommodation further comprises three bedrooms, including a generous principal bedroom benefitting from an en-suite bathroom. Two further bedrooms are served by a contemporary shower room, offering flexibility for guests, family members or those working from home.

Further benefits include a private garage providing secure parking or additional storage.

The location is a particular highlight, situated within the sought-after Warren area, renowned for its leafy surroundings and excellent lifestyle offering. Oxshott High Street is within easy walking distance and provides a selection of local shops.

welcome to

Beech Court, The Warren, Oxshott Leatherhead

- Ground Floor Flat
- Three Bedrooms
- Highly Desirable Location in The Warren, Oxshott
- Private Patio Area
- Bathroom & En-Suite
- Separate Garage
- Share of Freehold

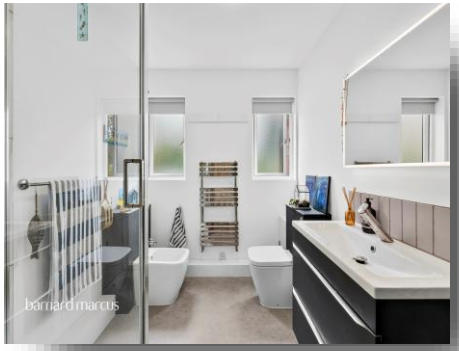
Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 5000.00 Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110768

The Property Ombudsman

Property Ref:
EPS110768 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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