



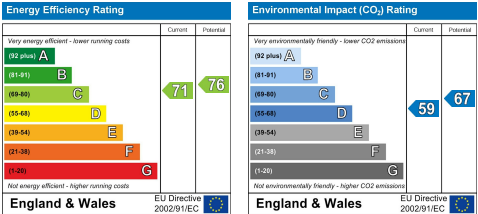
**11 Oakmead Green
Epsom
Surrey KT18 7JS**

- COMMUNAL ENTRANCE HALL • OWN ENTRANCE HALL • 18'6 LIVING ROOM • OWN BALCONY • RECENTLY RE-FITTED KITCHEN • DOUBLE BEDROOM • RE-FITTED SHOWER ROOM

Reduced To £187,500 - Leasehold

SET IN THIS POPULAR RETIREMENT DEVELOPMENT EXCLUSIVELY FOR THOSE 60+ AN ATTRACTIVE FIRST FLOOR APARTMENT WITH OWN BALCONY. THE PROPERTY HAS A RECENTLY RE-FITTED KITCHEN AND A RE-FITTED SHOWER ROOM AND IS WELL LOCATED FOR EPSOM'S TOWN CENTRE AMENITIES, SHOPS, STATION AND THEATRE. NO ONWARD CHAIN. SOLE AGENT. EPC - C.

Continuation: 11 Oakmead Green, Epsom



Communal Hallway

With entryphone system and stairs or lift to 1st floor. Front door to:

Entrance Hall

entry phone /alarm pull, linen cupboard, access to loft.

Living Room

18'6 x 10'9 (5.64m x 3.28m)

A double aspect room with double glazed window to side and sliding patio doors to Balcony, 2 storage heaters, twin ceiling light points, alarm pull, door to:

Kitchen

10'4 x 7'1 (3.15m x 2.16m)

Refitted with gloss white fronted base units with cupboards and drawers, work tops over with inset 1.5 bowl sink unit with mixer tap, inset AEG induction hob, AEG double oven, wall units with inset cooker hood, part tiled walls, inset lighting, double glazed window.

Bedroom

15' x 9'1 (4.57m x 2.77m)

Double glazed window, 2 double fitted wardrobes with 3 matching chests of drawers, storage heater, alarm pull.

Shower Room

Wide shower with Triton unit, vanity wash basin with cupboard beneath, low level wc, part tiled walls, alarm pull, heated towel rail, fan wall heater.

Outside

Residents have the use of the well maintained Gardens, Residents Lounge, Laundry Room, bookable Guest Suite and Parking areas (not allocated).

Lease Details

We understand that the property has a 125 year Lease from September 1985 at a 'Peppercorn' Ground Rent and that the Maintenance is £177.15 p.c.m. for the year to 31/12/20.

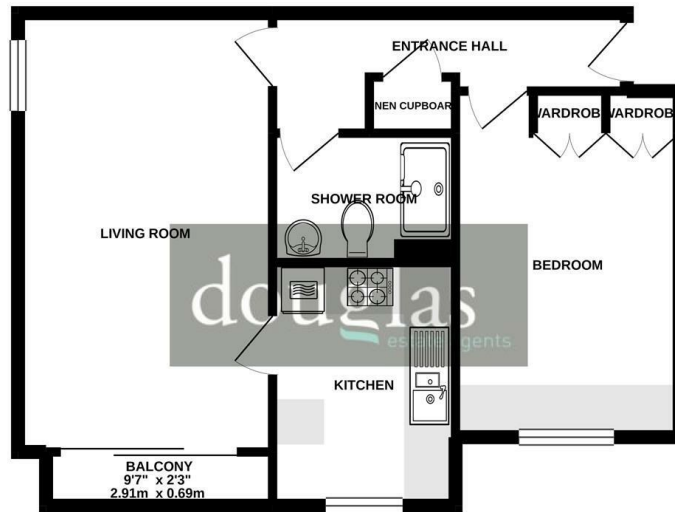
Occupancy Criteria

Occupants must be 60+

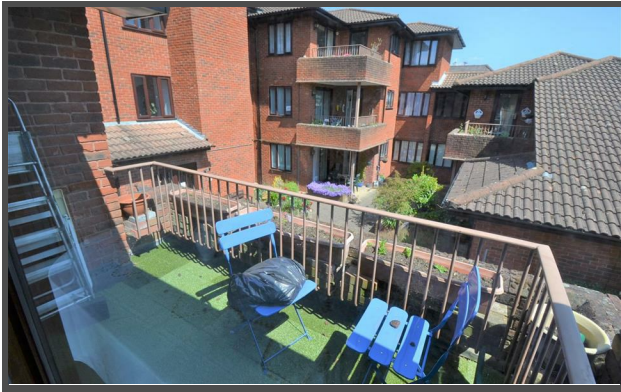
Council Tax

Epsom & Ewell B.C. - band 'C' - £1764.75 for the year to 31/03/21

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency (as far as they are known).
Made with Metaplan (©2009)



Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.