



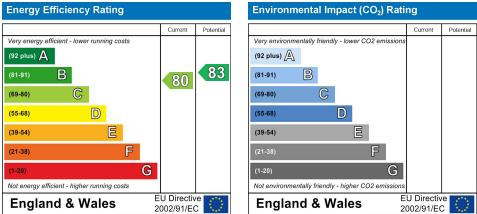
**16 Oakmead Green  
Epsom  
Surrey KT18 7JS**

- ENTRANCE HALL • DOUBLE ASPECT LIVING ROOM • BALCONY • RE-FITTED KITCHEN • DOUBLE BEDROOM • RE-FITTED SHOWER ROOM • RESIDENTS PARKING (NOT ALLOCATED) • GARDENS, LAUNDRY ROOM AND GUEST SUITE

**£185,000** - Leasehold

WE ARE PLEASED TO OFFER THIS ATTRACTIVE 1ST FLOOR PROPERTY WITH ITS OWN BALCONY SET IN THIS POPULAR RETIREMENT DEVELOPEMENT. THE PROPERTY HAS BEEN MUCH IMPROVED WITH RECENT REPLACEMENT DOUBLE GLAZING, A RE-FITTED KITCHEN AND A RE-FITTED SHOWER ROOM. NO ONWARD CHAIN. SOLE AGENT. EPC - C.

Continuation: 16 Oakmead Green, Epsom



Communal Entrance Hall

Lift or stairs to 1st floor.

Entrance Hall

Front door, linen cupboard, coved ceiling.

Living Room

Double aspect with replacement double glazed windows and double doors to Balcony, storage heaters, entry-phone/alarm pull, coved ceiling, door to Kitchen.

Balcony

Access from either Living Room or Kitchen an ideal outside space to watch the world go by.

Kitchen

Double glazed window to side and door to balcony, re-fitted with a range of gloss white faced base units with cupboards and drawers, work tops over with inset sink unit and hob with cooker hood over, wall units and full height units with inset Zanussi oven, coved ceiling, part tiled walls.

Bedroom

Double glazed window, fitted wardrobes, storage heater, alarm pull, coved ceiling.

Shower Room

Re-fitted with a white suite of wide tiled shower with sliding door, vanity wash basin, low level wc, tiled walls, heated towel rail, extractor fan, alarm pull.

Outside

The development enjoys well kept Gardens, there are parking areas (not allocated), Residents Laundry Room, a bookable Guest Suite, on-site Manager.

Lease Details

We understand that the Lease is for 125 years from 1985 at a Peppercorn Ground Rent.  
Maintenance - £2125.80p.a.

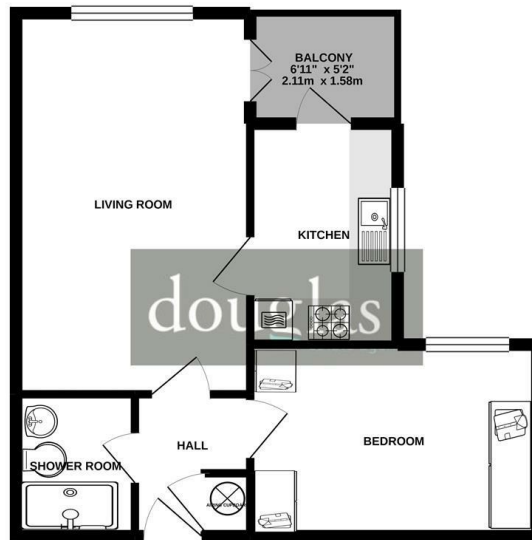
Occupancy Criteria

Occupants must be 60+

Council Tax

Epsom & Ewell B.C. band 'C' - £1815.92 for the year to 31/03/22.

1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 463 sq.ft. (43.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 02/02



## Viewing

Strictly by appointment via Douglas & Co 01372 722362 or [info@douglas-estates.co.uk](mailto: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.