



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

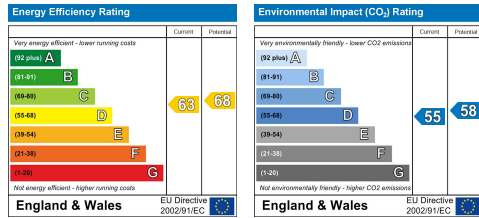
• ENTRANCE LOBBY FOR JUST 2 FLATS • ENTRANCE HALL • LIVING ROOM • OWN PATIO • KITCHEN • BEDROOM • RE-FITTED SHOWER ROOM • COMMUNAL FACILITIES INCLUDING LOUNGE, LAUNDRY ROOM, GUEST SUITE, PARKING AREAS AND GARDENS

£195,000 - Leasehold

SET AT THE REAR OF THIS POPULAR DEVELOPMENT AN ATTRACTIVE GROUND FLOOR RETIREMENT FLAT BENEFITTING FROM ITS OWN PATIO AND A RE-FITTED SHOWER ROOM. THE LOCATION PROVIDES FOR READY ACCESS TO THE TOWN CENTRES SHOPS, STATION AND THEATRE, WITH BUS STOPS CLOSE AT HAND. RESIDENTS FACILITIES INCLUDE, LOUNGE, LAUNDRY ROOM, GUEST SUITE AND RESIDENT HOUSE MANAGER.

SOLE AGENT. NO ONWARD CHAIN. EPC - D.

Continuation: 9 Oakmead Green, Epsom



Entrance with entryphone system to Communal Lobby (used by just 2 properties), front door to:

Entrance Hall

Entryphone unit, deep in-built storage/linen cupboard, covered ceiling.

Living room

15'9 x 12'11 (4.80m x 3.94m)

Double aspect with sliding patio doors to Patio, window to rear, display fireplace, storage heater, alarm unit, covered ceiling, door to:

Kitchen

10'4 x 7' (3.15m x 2.13m)

Double aspect with window to rear and glazed door to rear patio. Fitted with base units with cupboards and drawers, work tops over with inset hob with cooker hood over, inset stainless steel sink unit, wall units, full height units - one with an inset double oven, covered ceiling.

Bedroom

13'8 x 9' (4.17m x 2.74m)

Double glazed window to side, triple width wardrobe, storage heater, covered ceiling, alarm pull.

Shower room

Re-fitted with a white suite with a corner entry shower, pedestal wash basin, low level wc, window to side, heated towel rail, fan wall heater, alarm pull.

Outside

Residents facilities include,

Lounge,

Laundry room,

a bookable Guest Suite,

Well tended Communal Gardens,

Parking areas - please note that spaces are not allocated.

Lease Details

We understand that the lease is for 125 years from September 1985 with a 'Peppercorn' Ground Rent.

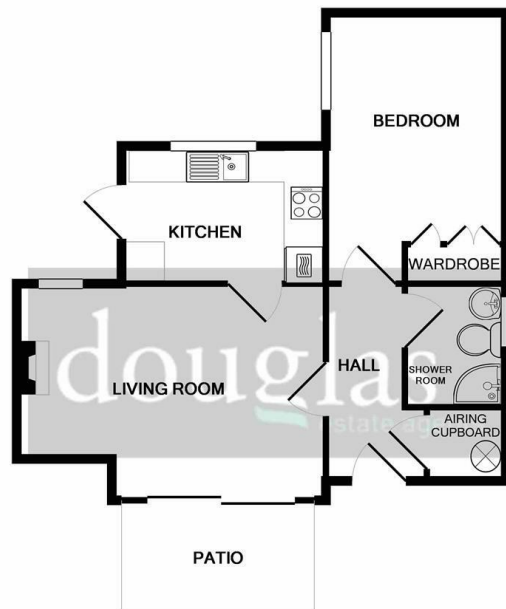
We are advised that the current Maintenance charge is approx £165.00 p.c.m.

Occupancy Criteria

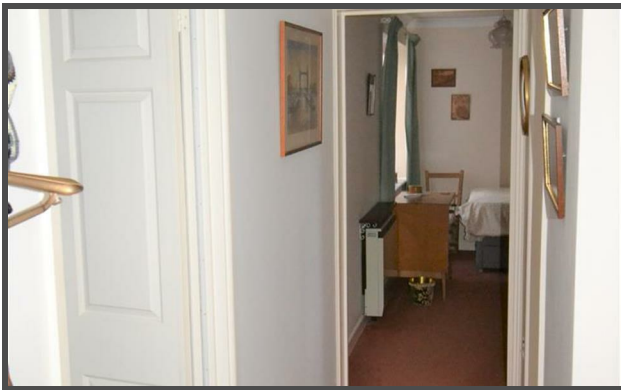
Occupants must be over 60 years of age.

Council Tax

Epsom & Ewell B.C. band 'C' - £1635.96 for the year to 31/03/19.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.