



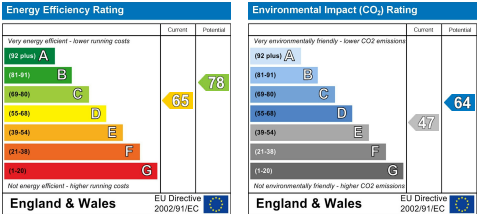
**23 Oakmead Green
Epsom
Surrey KT18 7JS**

- ENTRANCE HALL • 18' DOUBLE ASPECT LIVING ROOM • BALCONY • FITTED KITCHEN • DOUBLE BEDROOM • RE-FITTED SHOWER ROOM • RESIDENTS FACILITIES

£170,000 - Leasehold

SET IN THIS POPULAR RETIREMENT DEVELOPMENT AN ATTRACTIVE 2ND (TOP) FLOOR APARTMENT WITH IT'S OWN BALCONY. THE PROPERTY BENEFITS FROM REPLACEMENT DOUBLE GLAZING, A RE-FITTED SHOWER ROOM, WHILST IT IS WELL LOCATED FOR ACCESS TO BOTH EPSOM AND ASHTEAD VILLAGE CENTRES WITH THEIR RESPECTIVE FACILITIES. SOLE AGENT. EPC - D.

Continuation: 23 Oakmead Green, Epsom



Communal Hallway

With stairs or lift to 2nd floor.

Entrance Hall

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

Living Room

18' x 11' (5.49m x 3.35m)

Double aspect with double glazed windows and double glazed door to Balcony, 2 storage heaters, coved ceiling with twin light points, alarm pull, door to:



Kitchen

10'4 x 6'10 (3.15m x 2.08m)

Double aspect with double glazed window to side and double glazed door to Balcony, base units with cupboards and drawers, work tops over with inset stainless steel sink unit, inset hob with cooker hood over, split level double over, wall units and full height storage unit, inset lighting, kick-space heater, coved cornice.



Bedroom

13'6 x 9' (4.11m x 2.74m)

Double glazed window, fitted wardrobes and units over bedhead, storage heater, alarm pull, coved cornice.



Shower Room

Re-fitted with a white suite of shower enclosure with 'Dolphin' electronic shower unit, pedestal wash basin, low level wc, tiled walls, ladder style towel rail, wall mirror with lighting over, extractor fan, alarm pull.

Residents Facilities

Residents have the use of the Communal Gardens, Residents Lounge, Laundry Room, Guest Suite and Parking Areas (not allocated). There is also an on-site House Manager.

Lease Details

125 years from September 1985.

Maintenance (to include Ground Rent) - TBA.

Council Tax

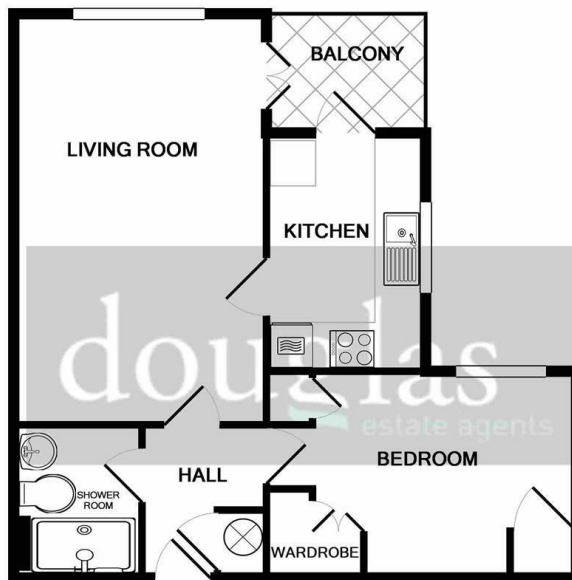
Epsom & Ewell B.C. band 'C' - £1669.41 for the year to 31/03/20.

Occupancy Criteria

Occupants must be 60+

Referral Fees

Legislation requires Estate Agents to inform their customers of the fees they may earn for recommending third party services. Douglas & Co, whilst happy to recommended services, do not ask for or receive any referral fees.



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.