



31 THE OAKS SQUARE EPSOM KT19 8AR

MICHAEL EVERETT & Co

... A Moving Experience

A modern two double bedroom third floor apartment located in the heart of Epsom Town Centre, within a stone's throw of Epsom mainline station, offering open plan living. The property benefits from a balcony and no onward chain.

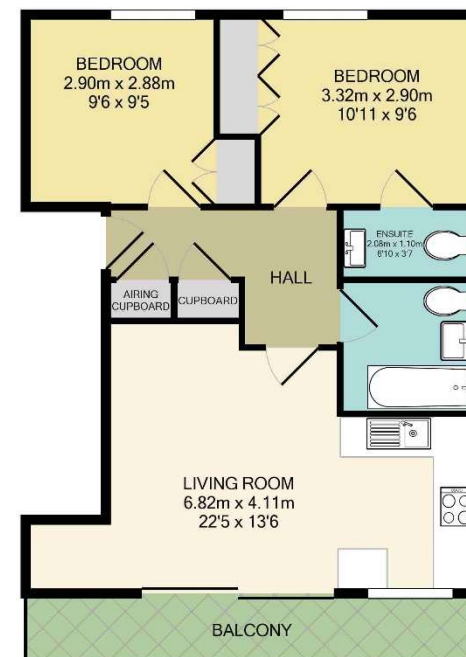
Security entrance door to Communal Entrance Hall. Stairs to Third Floor. Front door to Entrance Hall: intercom entry system, cloaks cupboard, wood flooring, electric heating, cupboard housing water cylinder. Open Plan Living/Dining/Kitchen Area: Living/Dining Area: wood laminate flooring, electric heating, ceiling downlighters, door to private decked balcony. Kitchen Area: comprehensive range of wall and base units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, four ring electric hob, built in oven, built in microwave, space and plumbing for washing machine, part tiled walls, ceiling downlighters. Bedroom One: built in wardrobes, storage heater. En-Suite WC: low level WC, wash hand basin, half tiled walls. Bedroom Two: storage heater. Bathroom: panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level w.c., half tiled walls, tiled floor, heated towel rail, extractor fan.

Outside: one parking space in underground NCP car park

EPC = C
Council Tax Band: C (£2,148.30 for 25/26)

Unexpired Lease: Approx. 99 Years remaining (125 Years from 25 March 1999)
Service Charge for 2026: £2,886.18 plus £500 for Sinking Fund contribution plus £730 for parking
Ground Rent: £400.00 per annum

Asking Price £250,000 Leasehold



Total Approx. Floor Area 53.8 Sq.M. (579 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.