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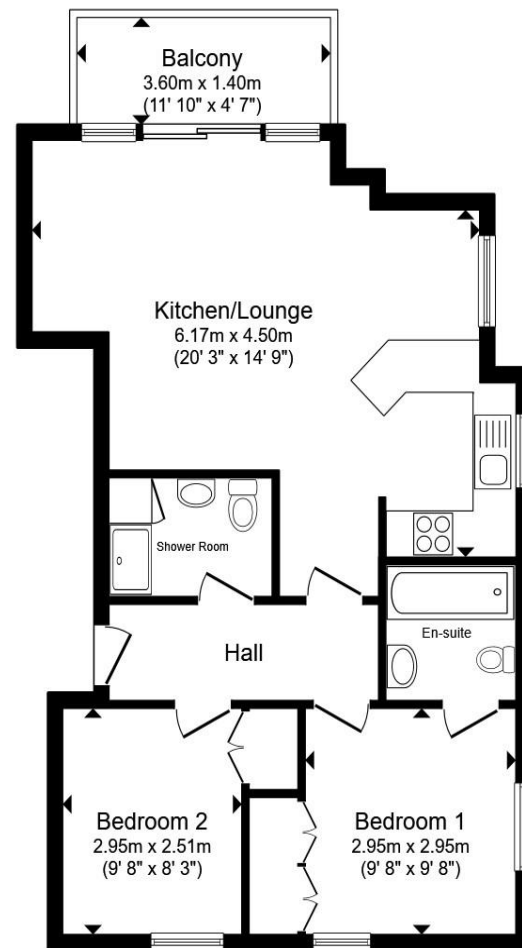
The Oaks Square, Epsom KT19 8AR

welcome to

The Oaks Square, Epsom

A stylish and well-proportioned two double bedroom apartment in the heart of Epsom town centre, boasting a private balcony, en-suite to the principal bedroom, allocated parking space and offered to the market with no onward chain.





Total floor area 60.3 m² (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A well-presented and centrally located two double bedroom apartment, offered to the market with no onward chain, ideally positioned in the heart of Epsom town centre.

This bright and spacious property offers approximately 649 sq. ft. of well-balanced accommodation, featuring a generous open-plan kitchen/reception room measuring over 20ft, providing an excellent space for both everyday living and entertaining. The modern kitchen is well laid out with ample worktop space and storage, seamlessly flowing into the living area, which benefits from access to a private balcony, offering an appealing outdoor aspect.

The apartment comprises two bedrooms, including a well-proportioned principal bedroom with en-suite bathroom, alongside a second bedroom ideal for guests, a home office, or additional accommodation. A contemporary family shower room is conveniently positioned off the central hallway.

Further benefits include a welcoming entrance hall with storage and a practical layout throughout.

Situated on Epsom High Street, the property is just moments from a wide variety of shops, restaurants, cafés and excellent transport links, including Epsom mainline station providing regular services to London Waterloo, Victoria and London Bridge.

This apartment represents an ideal purchase for first-time buyers, investors, or those seeking a convenient town centre lifestyle.

welcome to

The Oaks Square, Epsom

- Prime High-Street Location in Central Epsom
- Upper Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Large Sit on Balcony
- NO ONWARD CHAIN
- Allocated Parking Space (approx £730 per Annum)

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3386.00 Ground Rent: 800.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110522



Property Ref:
EPS110522 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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